

General Plan 1980-2000 Nevada City, California

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VIEW OF NEVADA CITY, FROM PROSPECT HILL.

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General Plan 1980-2000 Nevada City, California

Adopted March 24, 1986

Housing Element

Adopted June 22, 1992

Prepared by

Hall Goodhue Haisley and Barker Urban and Environmental Planners
Lord & Associates Consultants in Real Estate and Urban Economics

FOREWORD

Probably the most important single purpose of this Plan is to preserve the existing essential character of Nevada City. This "essence" is that of a small, compact, historic town surrounded by green, wooded hills. The special appeal of Nevada City -- both to residents and to visitors -- has survived over time because this character has not been destroyed by the type of growth which has surrounded so many other historic towns. However, pressures for change and development are now urgent, as a result of unprecedented growth in the surrounding county. Nevada City must take stock of its valuable qualities and ensure their preservation, while still allowing a measure of desirable and beneficial growth consistent with the adopted goals of the community.

The Plan is based on four major principles:

1. PRESERVE THE SENSE OF WOODED ENCLOSURE by protecting views from the highways and by maintaining rural density surrounding a tight urban cluster.
2. ENHANCE THE HISTORIC CORE by appropriate complementary development such as visitor accommodations and infill residential.
3. REINFORCE EXISTING COMMERCIAL CONCENTRATIONS and strongly limit additional commercial locations.
4. CREATE OPPORTUNITIES FOR EMPLOYMENT AND REVENUE GENERATORS tucked away in wooded surroundings, but tied closely to the highways.

This document outlines a clear policy direction and course of action toward the above goal. The major proposals are described in the Land Use and Economic Development Plan (Section II). Further sections describe related issues such as neighborhood preservation, circulation, and city resources. The final sections address protection of the public from all potential environmental hazards, and outline techniques for putting the plan into action. As a whole, the General Plan is dedicated to providing constructive guidance toward community goals for the future of Nevada City.

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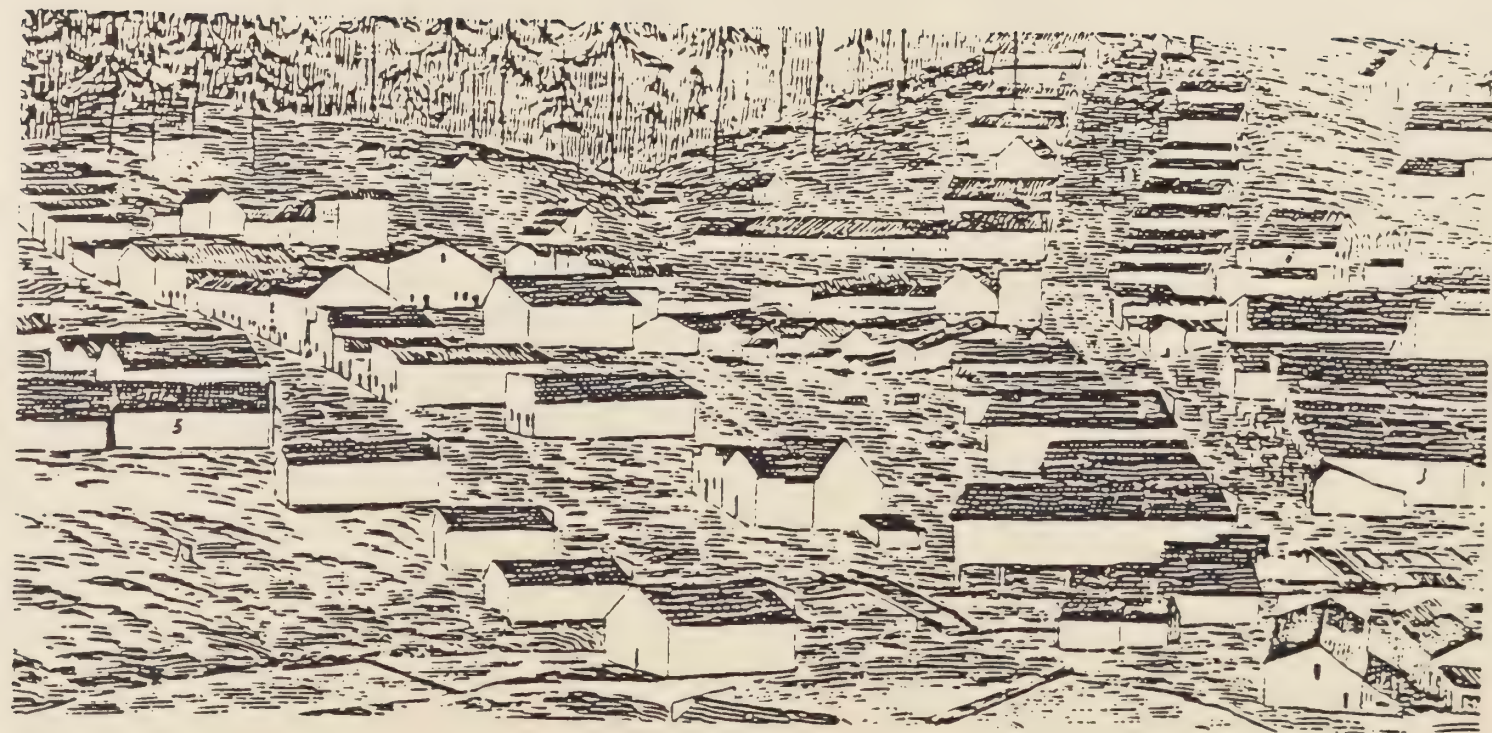
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I. INTRODUCTION AND COMMUNITY GOALS



INTRODUCTION

What Is a General Plan

A general Plan is a long-term, comprehensive guide which addresses all aspects of future growth, development, and conservation within a city or county. Because a general plan is a long-range document, it usually addresses conditions up to a point approximately twenty years in the future. It is intended to describe a generalized "vision" of the city's proposed future pattern of growth and development.

In addition to guiding future growth, a general plan is legally binding on local jurisdictions. Once a city has formally adopted a general plan, new development approved by the jurisdiction must be in keeping with the plan's policies, standards, and locational criteria.

Purpose of the General Plan Update

Nevada City's last General Plan was prepared in 1973. Since then, there have been numerous changes and a sense of growing urgency for more explicit attention to the city's growth and development. The General Plan process required by state law is the logical first step at addressing these issues.

The purpose of this General Plan is as follows:

- To provide citizens with background information about their community, and allow them the opportunity to participate in planning and decision making.
- To respond to relevant county and state law and policies.
- To establish the foundation for further planning efforts, such as zoning amendment and the environmental review process.

The first step in preparing a new General Plan was to formulate and adopt Community Goals. In a series of public meetings before the General Plan Committee and the Planning Commission, the statement on the following pages was prepared. It was officially adopted by action of the City Council on August 22, 1983.

Content and Organization of the General Plan:

State law establishes certain minimum requirements regarding the substance and content of a general plan. The most basic and perhaps significant requirement is that a general plan must consist of a diagram or diagrams and a text which set forth long-range goals and objectives as well as policies, principles, standards, and plan proposals designed to make sure that the goals and objectives are met. A general plan also must address nine subject areas: land use, circulation, housing, conservation, open space, seismic safety, noise, scenic highways, and safety. All of the various component parts of a general plan, when taken together are required to comprise a document which is integrated and internally consistent.

This General Plan contains the nine elements required by state law (Government Code Section 65300). These nine required elements are combined with a number of optional topics into five major headings, as follows:

Land Use and Economic Development

- Land Use
- Economic Development
- Public Services and Facilities

Housing and Neighborhood Conservation

- Housing
- Socio-cultural Environment

Circulation

City Resources

- Historic Preservation
- Conservation
- Scenic Highways
- Open Space

Public Safety

- Noise
- Seismic Safety
- General Safety

Under each major heading will be a discussion of key Findings and then a statement of Objectives and Policies recommended to carry out relevant community goals. The last chapter contains recommendations on further steps toward implementation of the Plan.



CITY OF NEVADA CITY

CALIFORNIA

STATEMENT OF COMMUNITY GOALS

To paraphrase John Steinbeck's opening lines in his novel, "Cannery Row":

Nevada City in the Sierra Nevada foothills in California is a poem, a quality of light, a tone, a habit, a nostalgia, a dream.

Nevada City is an accumulation of well-preserved nineteenth century Gold Rush architectural treasures and a few that are not. It is a state of being, a paradox. It is many things to many people and nothing to some.

Its survival is determined by the attitude of those people who are willing to care.

The City of Nevada City is a compatible mixture of historic, residential, recreational, commercial, and industrial development representing both the best and worst examples of nineteenth and twentieth-century architectural styles and planning modes which foster a desirable variety of lifestyles and endeavors.

The residents of Nevada City are very much aware of the charm, the historic significance, and the great beauty of the City and its physical setting. Uniformly they like the friendly people, the hospitality, the cultural amenities, and the way of life. People like the size of the City, its architecture, appearance, and general aesthetics.

Many of the residents have grown up in Nevada City. Others are long-time residents, while others have come more recently

because of these same city attractions. Few, on the other hand, express any desire to live anywhere else. This means the City should anticipate some growth which is both essential and desirable.

The following are the principal goals of the City.

Social and Cultural Environment

Nevada City, for a community of its size, has a remarkably diverse social make-up and rich cultural life. People of varied social backgrounds live together in truly mixed neighborhoods - both in housing sizes and income levels - in a city that is still small enough to maintain a pedestrian scale.

Nevada City provides an extremely wide range and abundance of cultural events, attended by many visitors - some of whom come to participate along with local residents. There are amateur and professional stage productions, concerts and exhibitions in all disciplines, fairs and sports events. Parades celebrate both Independence Day and Constitution Day. To complement the year-round cultural activities, Nevada City has a host of restaurants with reputations that reach far beyond the local area.

A goal of the City is to encourage, preserve and foster its diversity of social and cultural opportunities. Specific objectives supporting this goal have been frequently mentioned, including an increase in visitor-serving accommodations and additional conference/performing arts facilities. All possibilities to enhance the cultural growth of the community deserve consideration.

Historic Preservation

The City had its origin in the gold rush and owes much of its present charm and attractiveness to the fact that, more than in any other Mother Lode community, the historic character of both the city and its setting have been preserved, while at the same time accommodating contemporary pursuits.

Primary among the goals of the community are those relating to historic preservation.

1. The City aims to continue its efforts to preserve and enhance the architectural diversity of historic buildings in the central area, to maintain the remarkable collection of city-owned historic buildings, and to encourage private efforts of historic preservation and restoration.

2. Whereas many other Mother Lode towns are being surrounded by modern subdivisions and commercial development, the Nevada City Basin remains nearly pristine. The City seeks means to preserve its sense of a historic town surrounded by open forest.
3. As the City grows and new buildings are added outside the historic district, it is the City's aim to encourage design which is appropriate to our own age, but which is unassertive, allowing the dominance of the City's primary, nineteenth century historic period.

Conservation

Nevada City has a setting of great beauty which should be preserved. The City began at the confluence of Deer Creek and Little Deer Creek and grew up the hill to the north on the sunny side of the creek. The City lies in a basin which wraps around the City, with Cement Hill, Sugar Loaf Mountain, Harmony Ridge, and Banner Mountain forming a forested backdrop. The open space surrounding the City is one of the distinctive characteristics. A goal of the City is to preserve its strong sense of entry and the sense of a distinct city surrounded by green, wooded hills. A joint city-county effort should be made to preserve the forested part of Nevada City's historic setting. Special consideration should be given to the perception of the City as seen from the highways.

Residential Areas

Nevada City is basically a city of single-family homes, all within a reasonable walk from the center of town. A goal of the City is to preserve this quality, yet recognize that new forms of housing can offer economies in both housing cost and land requirements. In addressing the question of housing, the City will seek means to preserve its residential neighborhoods and to maintain the diversity of people and of economic strata within each neighborhood.

The multi-family areas of most cities are near the city center. In Nevada City's case, the single-family areas are at the very edge of the central commercial area. Multi-family housing should have a minimum impact on the perception of the downtown area.

Parks and Recreation

Nevada City possesses a significant amount and variety of park space for a town of its size. It is a goal of the City to increase park and recreational opportunities with an eye to the future. In this way, key parcels can be acquired

early, before they are irretrievably committed to other uses. In addition, the open space plan should recognize that Nevada City attracts a large number of visitors from the rest of the county and beyond. Both the minimum standards and the funding/maintenance methods should be chosen accordingly.

Circulation

Nevada City has many narrow, twisting, and dead-end streets; these eccentricities are part of the unique character of the town and should be preserved. However, the unusual street pattern creates great potential for congestion and safety problems, even though traffic volumes are low relative to other cities. A prime circulation goal is to preserve Nevada City's special character. Through-traffic should be diverted directly to the highways, which should be separated from development by wooded green belts.

Commerce

Nevada City's primary commercial area is limited and is the center of the historic district. This limits the kind of commercial activities which can be accommodated there. Some Nevada City residents are going outside the city for some types of shopping.

The City's commercial goals are:

1. Maintain the central business area as a dominant historic district, keeping all commercial activity and buildings in character and scale with the historic period.
2. Reinforce parts of Zion Street and Searls Avenue as a commercial area serving Nevada City residents, but in a manner which is sensitive to visual impact on the highway.
3. Consider additional commercial areas in and around the City while at all times maintaining a sensitivity to the visual impact of all commercial development on the highway.

Economic Development

The economy of Nevada City is based at present primarily on tourism and government service. Other important industries include timber, construction, and a small but growing light industrial sector. The economic goals of the City are as follows:

1. Encourage and assist local business and jobs to remain in Nevada City.
2. Maintain Nevada City's existing concentration of employment as the seat of county government.
3. Diversify the economy of the City by attracting additional types of economic development.
4. Generate direct and indirect tax revenue necessary to provide adequate basic public services.
5. Support the historic and visual quality of the City.
6. Support the development of a Conference Center.

Growth

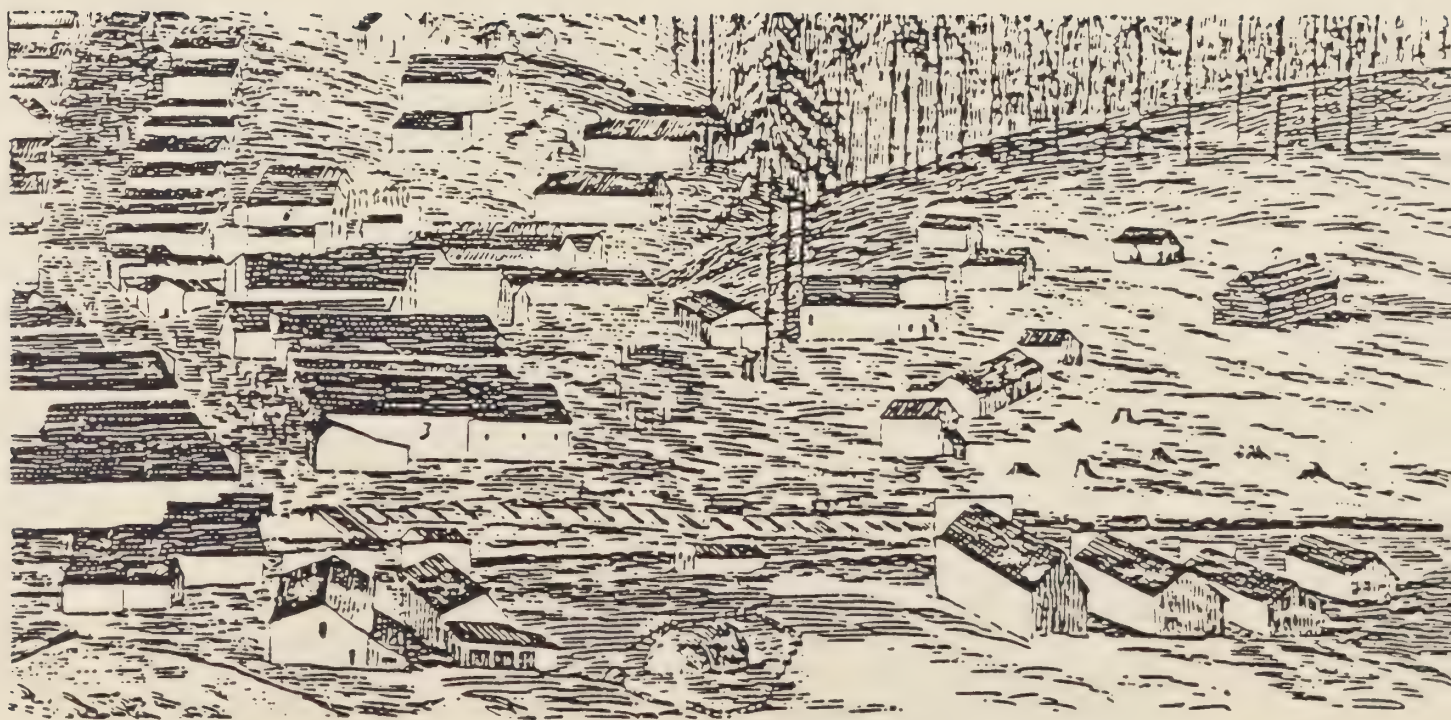
The City recognizes and accepts the fact that Nevada City exists in a dynamic society where growth is inevitable. The City believes that some growth is both essential and desirable. Therefore, it is the City's goal to provide for a balanced mix of residential, commercial, historic, and industrial development at a scale complementary to that existing, in order to promote and maintain a fiscally sound and aesthetically acceptable environment for present and future residents and business.

Annexation

The Nevada City Basin is all of that developed, partially developed, or undeveloped land in close proximity in any direction of Nevada City's present city limits. It includes that land which is part of the natural Deer Creek drainage system or which can be feasibly connected to the Nevada City sanitary sewer system or its future extensions.

The City intention is ultimately to include its entire sphere of influence within its boundary. Each proposal for annexation, however, will be judged individually on its physical, fiscal, and aesthetic compatibility with the goals and policies of the City of Nevada City.

II. LAND USE AND ECONOMIC DEVELOPMENT



LAND USE AND ECONOMIC DEVELOPMENT: FINDINGS

Existing Conditions and Recent Trends

Land Use -- The present city limits are only slightly larger than the original square-mile section incorporated as Nevada City. At the center is the historic core, largely composed of a mixture of general business and public uses. Clustered around the core are several residential neighborhoods. The "grain" of the core and surrounding neighborhoods is that of small parcelization, narrow street frontage, and radially patterned streets to negotiate the terrain.

Further out from the core there is a mixture of newer residential areas with large estates and a few pockets of non-residential use. The most important of these "pockets" is the Searls-Zion commercial area, which provides mainly convenience goods and services, in contrast to the general and tourist businesses in the historic district. Other commercial is limited to a few restaurants, gas stations, etc., mainly along the old highway route.

There is very little of what could be called "industrial" use in the Nevada City vicinity. There are truck yards located at Gold Flat just west of the Freeway, a timber mill is out Gracie Road just southeast of the city, and several outlets more closely corresponding to "heavy commercial" -- welding and machine shops, auto service garages, etc. -- near the Gold Flat and Highway 49 intersection.

The most striking feature concerning land use in the Sphere of Influence as a whole is the overwhelming proportion of vacant or very low density rural residential land. The overall impression is strongly that of a tightly clustered village maintaining its clear form within a rural setting.

Current General Plans -- The existing Nevada City General Plan includes the following land use classifications:

AF	Agriculture Forestry
ULD	Urban Low Density
UMD	Urban Medium Density
UHD	Urban High Density
C	Commercial
IN	Industrial

The Nevada City General Plan designations for areas within the city's Sphere of Influence largely coincide with existing zoning, which will be discussed below. However, the more important point to be made about these designations is the fact that, because there are so few areas opened up to non-residential use, the "Commercial" or "Industrial" areas become more desirable for development. Since the areas so classified by the county are in some of the most conspicuous

locations in the vicinity, it is in Nevada City's interest to take measures to ensure that any development will not harm the essential image of the town. This will take joint city-county efforts until such time as these areas are incorporated into Nevada City.

Current Zoning — Consistent with existing land use and the General Plan described above, there are only a few pockets of non-residential zoning in the city's Sphere of Influence. The historic core is the "General Business" district; the Searls-Zion area is the largest "Local Business" zone, intended to "meet the daily needs of the residential neighborhood or to meet the unique commercial demands placed upon Nevada City." Other areas zoned "LB" include the Tahoe National Forest Headquarters, the "Old Bottling Works" parcels in the north of the city, strips along the freeway to the north and south of the historic district, and the intersection of Gracie and Gold Flat Roads.

The city's "Light Industrial" zoning is intended to encourage non-nuisance industrial development. Areas classified "LI" include a portion of the Searls-Zion area, the Railroad Avenue vicinity, and a portion of the Amaral property along Highway 49 in the north of the city.

As for county zoning, most of the Sphere of Influence is very low-density residential. There are several "public" and "Open Space" designations as consistent with current uses. The only non-residentially zoned parcels are located on both sides of the Freeway at Gold Flat, north of the city on the Nevada Street extension, at Indian Flat, and along Gracie Road.

Recent Economic Trends -- The growth in Nevada City population and housing stock will be addressed in the Housing Element of this Plan. This section will examine non-residential growth and economic development. For further background, refer to the Review of Nevada City Economy and the Economic Implications of Land Use Alternatives (Lord & Associates, June, 1983).

Retail sales tax has been the principal source of income to the community in the past. However, in recent years all categories except tourist-oriented sales -- restaurants and specialty shops -- have either failed to grow appreciably or have declined. Apparently, Nevada City residents are more and more frequently making their food, automotive supply, and standardized general merchandise purchases outside of the city. Discounting for inflation, sales volume in 1982 was roughly comparable to 1977 levels.

The municipal government sector has recently experienced a similar stagnation. Although capital expenditures have received several "shots in the arm" from federal, state, and

county sources, operating costs remain a problem. As one indication of this, from 1976-1981 the city's hotel and room tax revenues increased by 240 percent, substantially outrunning the city's operating costs. Since 1981, the municipal cost index has exceeded the sales and room tax index. Continuation of such an operating cost "squeeze" could force the city to cut back on services to an even greater extent than cutbacks that have already occurred.

Future Economic Prospects -- If the city is to resuscitate its flagging municipal governmental sector, it must expand its tax base. There are three basic land use alternatives available to the city that could help in this regard. These are development of (a) more retail space, (b) more visitor accommodations (for example, a major lodging facility with conference and convention facilities), and (c) industrial park space, designed for light manufacturing/research and development uses. Each of these uses would, assuming comparable amounts of land in use, have roughly the same positive fiscal impact on the community. In addition to considering revenue impact, the city should evaluate proposals on the basis of potential market demand, cost of services, and employment consequences. Better than any single use would be a carefully balanced combination of all three economic development prospects.

Jobs/Housing Balance -- The Nevada County ratio of employment to households is only two-thirds that of the Sacramento region, which is itself 12 percent less than the state. A balanced economy will require substantial additional employment. In other words, there is a large pool of available labor already residing in the area. (Source: Demographic/Economic Trends and Data, John W. Cone, November, 1983.) This fact, combined with the need for revenues explained above, makes it clear that the city should place a high priority on attracting new commercial/light industrial development.

Proposed Projects -- There are a number of projects either now on the market or proposed for the near future. The largest is the 400,000-square-foot, 2,000-employee complex proposed by Grass Valley Group on its 160-acre property just west of the city. Other projects include the Gold Flat Industrial subdivision currently advertising fully served lots, and the 40-acre parcel south of Gold Flat Road, designated Planned Development by the County General Plan and currently proposed for a combination of residential and office and professional use.

There are a number of additional projects waiting in the wings. Several proposals have been advanced for the Old Seven Hills School property, as well as several proposals for

the remaining Erickson lands west of the city. Nevada City will also be the location for a significant expansion of county office facilities in the near future.

The combined effects of this increased development would be very significant. It is the city's responsibility to evaluate its capacity to serve such growth, and to establish a sound and equitable procedure for judging all proposals and for allocating the costs of necessary increases in city services and facilities.

Limits to Future Growth

There are two kinds of factors influencing the desired amount of future growth in and around Nevada City. The first category is the more or less quantifiable limits -- to public services, the circulation network, etc. For these constraints, it is possible to identify "thresholds" beyond which further growth will require additional expenditure to improve support systems. Later in this section we will examine the quantifiable growth "thresholds" relating to public utilities.

The second category is more difficult to capture. It has to do with the image people have of what kind of city they want. Nevada City, in formulating its goals, has stated that it wants a balanced mix of uses at a scale complementary to that existing. Thus, both new housing and new employment should be accommodated -- the question is in what proportions. This issue will have to be addressed periodically over the time frame of the General Plan. Priority will be given to whatever use is most needed at that time, within the overall purpose of balanced growth complementing what exists.

Sewer System Constraints -- Nevada City provides sewer service to an area slightly larger than that within the existing city boundaries. Areas outside of these service boundaries depend on private septic tank/leach field systems for sewage disposal. There are severe soil limitations to the use of these private sewer systems, and the only long-term solution is to provide community-type sewerage facilities. Therefore, the extension of the public sewer system becomes one of the most important determinants of growth and development.

The most efficient way to provide sewer collection and treatment capacity for the future growth of the city is to improve the collection system and thereby limit the intrusion of illicit flows, which currently account for approximately 65 percent of average dry weather flow. This can be done with measurable results as the city grows without undertaking a large construction program with high capital costs. The city is committed to a continuous maintenance program designed to improve lines and expand regulation of illegal connections, thereby reducing infiltration and inflow. Crammer Engineer-

ing completed in 1981 a collection system improvement program affecting approximately 10 percent of the lines in the city.

They estimate that illicit flows can be reduced to approximately 25 percent of total future flows. Under this assumption, excess treatment capacity over current flows will be approximately as follows:

690,000 gpd	
- 172,500 gpd	(25% allowance for illicit flows)
<u>517,500 gpd</u>	
- 180,000 gpd	current flows
<u>337,500 gpd</u>	excess capacity for growth

See Table 1 for translation of this excess capacity into approximate quantities of land use.

The 25 percent illicit flow level may, or may not, be possible to achieve. However, information derived from the illicit flow removal program will enable the city to act in a timely manner should discharge requirements need revision or plant capacity need increasing. The collection of sewer connection fees or annexation fees will provide the capital for such improvements. In other cities, such fees are levied per residential unit or per thousand square feet of non-residential development.

Water System Constraints -- Nevada City's service area for water supply consists for the most part of the square-mile section that was the original city limits. Nevada Irrigation District service area boundaries are illustrated in the Public Utilities and Facilities section of the Environmental Assessment. The city is limited by a mutual agreement with NID to provide water service only to those areas within its city limits. Moreover, it cannot service annexations within NID's proposed service area.

As described in the Public Utilities and Facilities section of the Environmental Assessment, the water treatment system needs to be expanded when the population of its service area reaches approximately 4,000 to 5,000 (existing population plus 1,500 to 2,500 persons). Assuming the current boundaries of the service area, this threshold will not be reached before the year 2000. However, if the city expands its service area, treatment capacity could be reached within the time horizon of this General Plan.

The existing and projected service area boundaries should be a factor in determining desired priority areas for growth. The first priority would logically be infill development of areas already having water service. The second priority would be those areas within Master Plan projected service area boundaries. Development outside projected service area boundaries should be discouraged.

LAND USE AND ECONOMIC DEVELOPMENT: PLAN CONCEPT

Future Population and Growth Assumptions

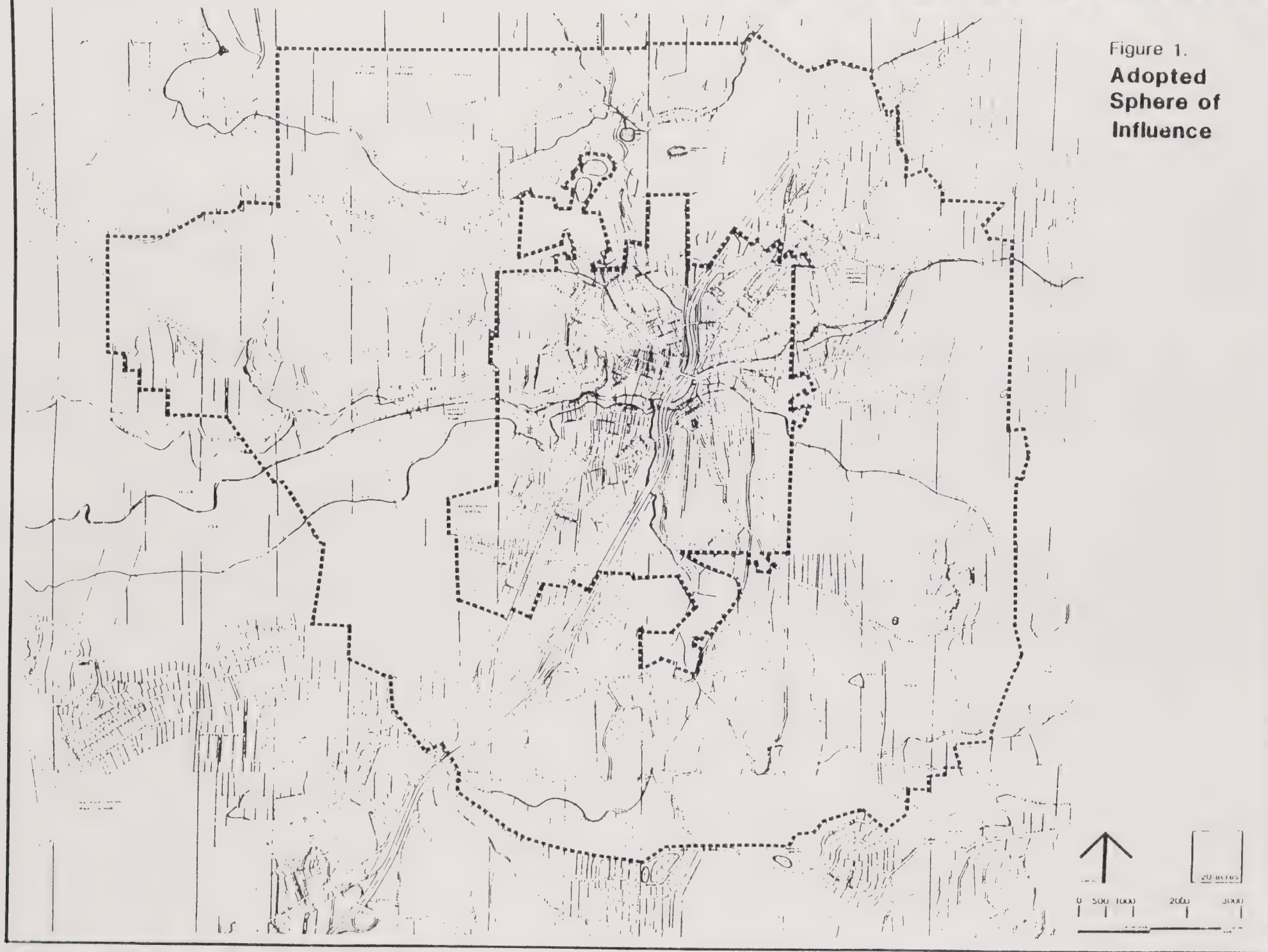
Nevada City's current incorporated area is projected to contain 3,400 persons in the year 2000, a growth of 970 persons or approximately 500 new households. The total Sphere of Influence (see Figure 1) is projected to contain approximately 6,400 persons, an increase of 3,370 persons or some 1,700 households more than are now estimated to live in the Sphere. The growth in population is partially a result of new residents moving in, and partially a result of existing residents in the territory added.

This analysis assumes future economic development will include community commercial sufficient to serve the new residents, plus approximately 3,500 new jobs in office, research and development, and light industrial use (e.g., Grass Valley Group), and 200 new hotel/motel units.

The implication of these assumptions is that for every five new jobs, Nevada City would accommodate two new households; other employees would either be drawn from the existing pool of available labor, or would commute from elsewhere. Even though Nevada City would attempt to accommodate only 40 percent of the households generated by new employment, there would still be 1,700 net new dwelling units needed.

Assuming this balance of residential growth and economic development, Table 1 illustrates the year 2000 population and necessary additional sewer capacity.

Figure 1.
**Adopted
 Sphere of
 Influence**



General Plan 1980-2000
Nevada City, California

Prepared by
 Hall Goodhue Haisley and Barker Urban and Environmental Planners 282 Second Street San Francisco, California 94105

TABLE 1

SEWER SYSTEM: FUTURE ADDITIONS TO DEMAND FOR TREATMENT

<u>Use</u>	<u>Average Daily Flow (gallons per day)</u>	<u>Increase in Demand for Treatment</u>	<u>Total Future Growth Assumed</u>	<u>Future Development</u>
Residential	150 gpd/unit	264,000 gpd	1,763 units (3,526 persons)	5,958 persons
Hotel	75 gpd/unit	15,000 gpd	200 units	
Service Commercial	25 gpd/employee	750 gpd	30 employees	
Office/R&D	25 gpd/employee	32,000 gpd	1,290 employees	
GVG Complex	15 gpd/employee	30,000 gpd	2,000 employees	

Plan Concept

The Plan is based on four major principles (see Figure 2):

1. PRESERVE THE SENSE OF WOODED ENCLOSURE by protecting views from the highways and by maintaining rural density surrounding a tight urban cluster.
2. ENHANCE THE HISTORIC CORE by appropriate complementary development such as visitor accommodations and infill residential.
3. REINFORCE EXISTING COMMERCIAL CONCENTRATIONS and strongly limit additional commercial locations.
4. CREATE OPPORTUNITIES FOR EMPLOYMENT AND REVENUE GENERATORS tucked away in wooded surroundings, but tied closely to the highway.

This concept is illustrated by the Land Use Map attached, and further elaborated in the Objectives and Policies at the end of this and the following section.

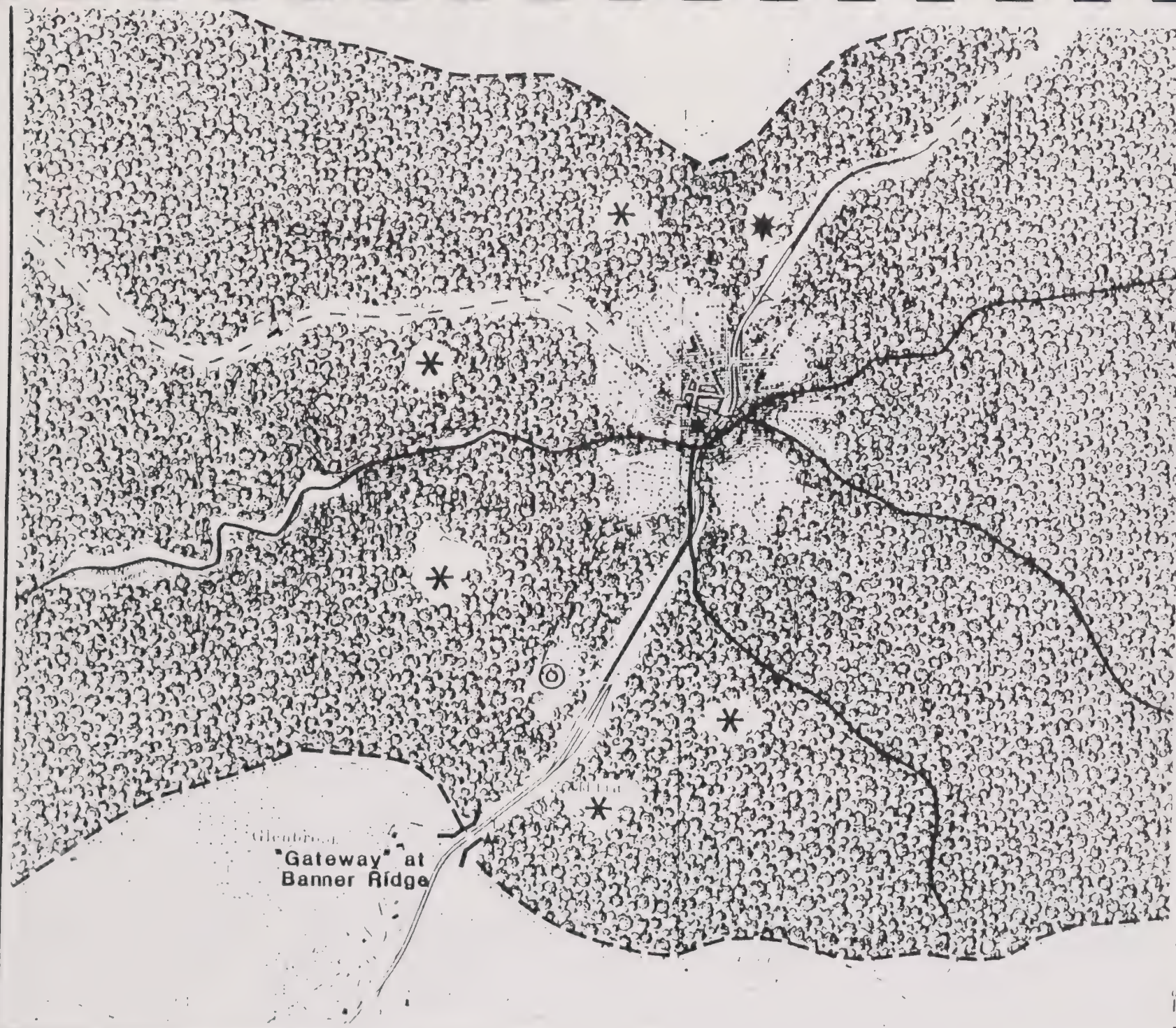
Summary of Problems, Opportunities, and Strategies






To simplify further description and recommendations, the Sphere of Influence has been divided into a number of planning sectors on the basis of existing use, parcelization, access, service, and other environmental characteristics. There are illustrated in Figure 3.

Nevada City -- Within Nevada City's present limits, the numerous creeks and watercourses form the boundaries between the famous "Seven Hills": Nabob Hill, Oregon Hill, Lost Hill, Aristocracy Hill, Piety Hill, Boulder Hill, and Prospect Hill. In addition, the Railroad Avenue District consists of the largely undeveloped lowlands along Gold Run and Railroad Avenue.

The Nabob/Oregon Hill District contains the general commercial core, as well as housing, visitor accommodations, and civic or cultural uses. New development should complement the form and character of the historic district, and should reinforce this area as the heart of the city and its focus of activity.

Figure 2.
**Plan
Concept**



-  Preserve sense of wooded enclosure
-  Enhance Historic Core with appropriate infill development
-  Reinforce service commercial concentration
-  Create opportunities for employment and revenue generators hidden away in woods
-  Create opportunities for visitor related development

Employment centers shown on this diagram are for illustration only and floating in nature they are not intended to suggest the specific locations of the symbols.

Figure 3.
Planning
Sectors

Summary of Strategy:

Nevada City

Nabob/Oregon/Lost Hills
Infill and strengthen
city core

-Aristocracy and Prospect
Hill Districts:
Reinforce as SF residen-
tial neighborhoods

Boulder St. District:
Limit to low-density
SF and rural residential
because of traffic and
service capacity

-Piety Hill District
Reinforce both residen-
tial neighborhood and
service commercial area

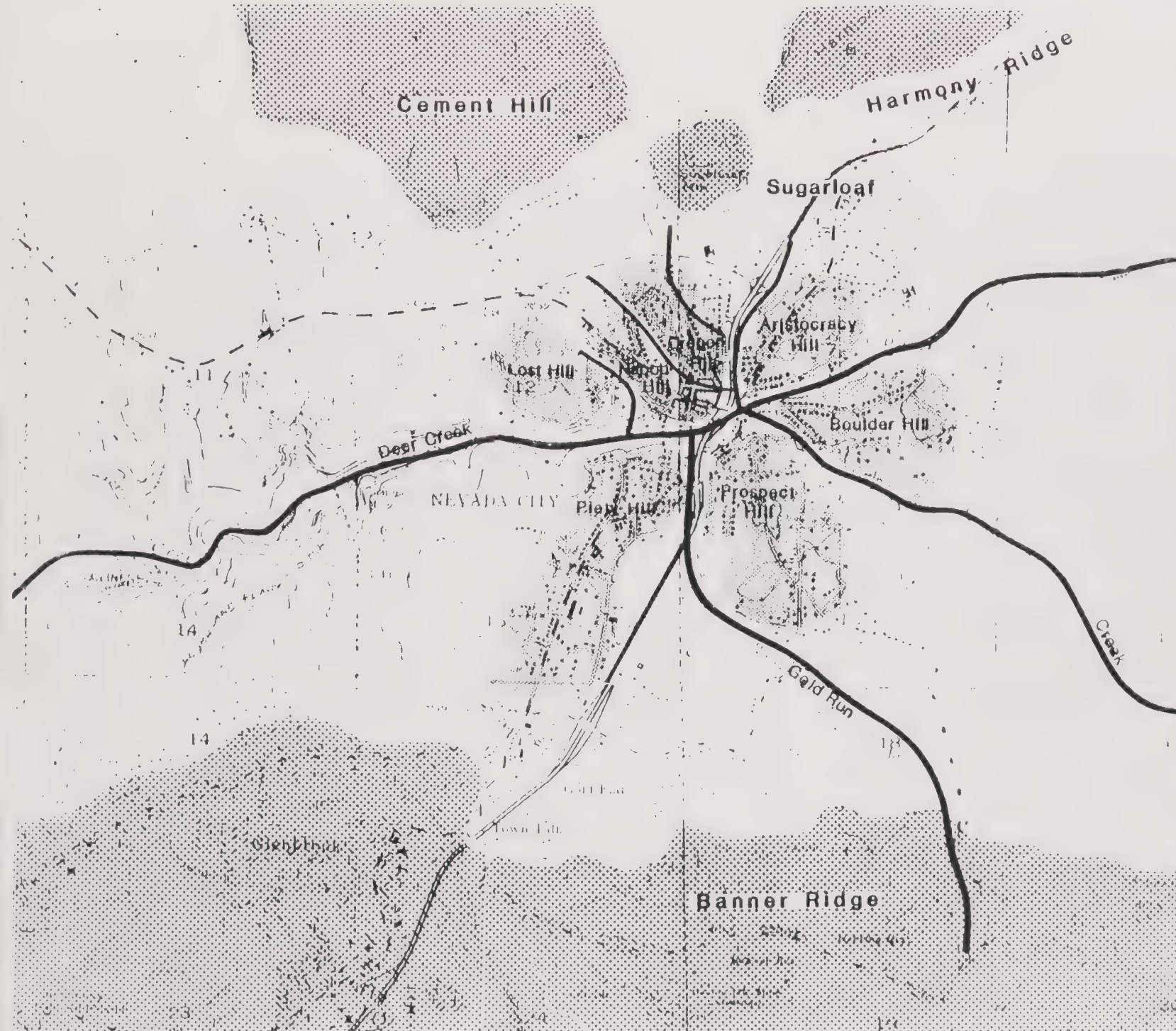
-Railroad Ave. District
Enact guidelines protect-
ing view from road, tree
cover, and open space/
trail network

Sphere of Influence

-East of City:
Preserve rural density
residential quality

-Freeway Environs:
Initiate strong remedial
action to protect aspects
of the city's essential
image

-West of City
Ensure coordinated devel-
opment of Erickson lands.
Create opportunities for
hidden employment centers;
Protect view from Highway
49 and other important
access routes



The Piety Hill District includes both stable residential neighborhoods and the main service commercial concentration of the city. These uses can coexist and indeed complement each other, as long as commercial projects are required to be sensitive to possible harmful effects on adjacent residents. The most appropriate area for expansion of community-serving commercial uses is the area between Ridge Road, Zion Street, and Searls Avenue, as illustrated on the Land Use Map. However, such development should retain existing mature trees, and should enhance the visual character of the area by incorporating such features as generous landscaping, high-quality building design, and low-key signage and lighting. In addition, negative environmental impacts such as increased traffic and noise should be minimized. Such development should not be visible from the freeway.

The Lost Hill District northwest of the downtown area, along with Aristocracy Hill, Prospect Hill, and Boulder Hill Districts east of the freeway, should be reinforced as predominantly low-density residential neighborhoods, consistent with their present character and access constraints.

The Railroad Avenue District poses the most complicated issues of any land currently within the city limits. Most of it is zoned commercial or industrial, but relatively little development has occurred up to now. Strong guidelines should be enacted in order to protect and enhance the character of the area as it becomes built up. The most important elements to be protected include attractive views from primary access routes, existing mature trees, and a generous open space network, including pedestrian trail easement along the old narrow gauge railway right-of-way. The City has expressed favor toward the concept of the reactivation of a portion of the narrow gauge railroad track along Railroad Avenue. Development in this area should strive to allow the roadway, railroad, and pedestrian/bike paths to exist in harmony.

Outside the City -- The unincorporated area is most easily understood as three general areas. To the east is predominantly rural-density residential development, with a few exceptions (the county HEW complex, the timber mill on Gracie Road, and a limited amount of "crossroads commercial"). The present attitude of residents and property owners in the area is generally in favor of preserving this rural quality. There are numerous constraints to traffic and service capacity. For these three reasons, there should be very little additional commercial or industrial development east of the City. The area is more appropriate for residential infill complementing the existing context.

To the northwest, Highway 49 is the main access route. The previous Highway 49 (Old Downieville Highway) is a narrow road winding through the extensive Erickson Lumber Company holdings and limited rural residential. When the new Highway

49 was cut through the forest, it created excellent access for a number of adjacent sites, which are now receiving much interest for development proposals. However, the very characteristic which makes them prime development sites -- visibility and accessibility from the highway -- also makes them sensitive and vulnerable locations with regard to preserving Nevada City's essential image and character.

The strategy for this area is to protect the view from Highway 49 by creating a strictly controlled scenic corridor, but to allow hidden pockets of development to occur behind a screen of mature trees and vegetation.

Toward the west are additional large Erickson Lumber Company holdings, this time receiving access from Zion Street and the Gold Flat freeway interchange. Recently, 160 acres of this woodland has been bought by the Grass Valley Group, which has applied for annexation and zoning change to allow construction of its high-technology complex. This complex would be an ideal model for the kind of job- and revenue-generating, clean industry desired by Nevada City.

There remain approximately 90 acres of Erickson land which were part of the former Champion Trails proposal. There is a proposal for an office-professional complex on the 2-1/2-acre site at Lone Pine Road and Zion Street. A proposal for a major shopping center on the 4-1/2-acre site at Zion and Ridge Roads was only recently abandoned. There are no proposals for the remaining 80+ acres adjacent to the Grass Valley Group property.

This area should not be planned piecemeal, on a case-by-case basis. Rather, to the maximum extent possible, it should receive coordinated environmental evaluation of the cumulative traffic, noise, and other impacts of all proposed development.

Southwest of the city are the freeway environs. This area is served by the Gold Flat interchange, and is under greater pressure for development than any other part of the Sphere of Influence. It also needs the greatest amount of remedial action to improve the "view from the road" and other aspects of Nevada City's essential image.

Priority measures in this regard are the establishment of a scenic corridor ensuring sufficient screening of views from the freeway, protection of mature trees and native vegetation, and reservation of riparian areas and the former narrow gauge right-of-way as open space corridors or trail easements.

LAND USE AND ECONOMIC DEVELOPMENT: OBJECTIVES AND POLICIES

The city's adopted goals most relevant to this section include those on Commerce, Economic Development, Growth, and Annexation. These issues are the most urgent to be faced by the city, and the immediate reason for the present update of the General Plan.

In a nutshell, the city's aim is to grow and diversify economically, while still maintaining the good qualities so cherished by residents and visitors. The following objectives and policies are intended to reinforce that aim.

Development and Annexation

Objectives —

Foster a compact rather than a scattered development pattern in order to preserve the existing impression of a tightly clustered, fine-grained core within tree-covered, rural surroundings, to prevent "strip" development along the highways, and to reduce the extent and cost of public services.

Determine appropriate use for land in Nevada City on the basis of the following criteria:

- Physical characteristics (slope, soils, vegetation, visual sensitivity, accessibility, etc.)
- Priority level (first priority for annexation are areas already on public services; second are areas within planned extensions of public services)
- Special resource or landmark significance implying consideration for open space or public use (e.g., Sugar Loaf Reservoir and Bowl, Old Seven Hills School properties)
- Fiscal and employment effect on the city

Use these same criteria to guide decisions on location and timing of future annexations to the city. Areas most appropriate for annexation are those which can be provided with public services that would have positive fiscal and employment effects and are conspicuously located (therefore important to the city's essential image). Unincorporated areas within the Sphere of Influence should be subject to cooperative growth management by the city and county.

Coordinate planning for growth areas, in order to ensure evaluation of cumulative environmental impacts and contribution to mitigation of such impacts by all involved projects.

Policies —

- o Do not permit urban density uses beyond the Sphere of Influence boundary as shown on the Land Use Plan.
- o Encourage urban-type development to occur as infill within the city. Urban-type development in county territory in most cases is inconsistent.
- o Designate additional urban land only when it is clearly demonstrated that the supply in a particular area is insufficient to permit a reasonable choice of sites for new development of desired uses, and that scattered development will not occur.
- o Change specific land use designations only after it has been determined that the change enhances eventual achievement of the objectives, policies, and the plans of the General Plan, and that it will serve a public purpose to make such a change.
- o Require all new development served by the Gold Flat interchange to contribute jointly to mitigation of increased traffic in the area.
- o In recognition of the visual value of Sugarloaf Mountain and the nearby ridgetops, the following restrictions shall be included in any development for this area:
 - Avoid any land disturbance such as major grading and/ or tree removal which would cause visible scars.
 - Any structures shall be carefully sited, so that they are not visible.
 - In the vicinity of any structures, the tree canopy shall be retained to screen views.
 - Building material shall be in natural colors which will blend into the hillside. No materials which will cause visible glare or reflections shall be used.
- o Regarding the property located between Ridge Road and the Nevada City Highway just southwest of the intersection of the two roadways, the following development restrictions shall apply:
 - Any development of the property shall recognize that the parcel is a visually sensitive corridor property.
 - The property shall be developed using generous setbacks.

- At least 50% of the property shall remain as open space.
- Scenic Corridor combining district zoning regulations, when adopted, shall apply to the development of the property.
- Any development plan for the property shall include the necessary street dedications for the improvement of the intersection.

Public Service/Fiscal

Objectives --

Encourage a rate of growth which does not exceed the city's ability to provide necessary public services or the ability of the local economy to support such growth.

Policies --

- o Encourage commercial and employment-generating uses which provide tax revenues and employment to help support planned residential growth, including auxiliary public facilities and services.
- o Develop a program of growth phasing, wherein only those lands where public facilities and services are available at a given time will be able to develop at urban densities and standards at that time.
- o Initiate planning for incremental expansion of city sewer and water systems. Specifically, verify existing excess capacity, alternative means to increase capacity, and comparative costs of those alternatives.
- o Enact measures requiring new development to contribute to costs of necessary improvements, by such means as mitigation fees or sewer impact fees proportional to the quantity of new space.
- o Identify areas with capacity constraints, and place appropriate policy restrictions on those areas. For example, limit growth in the area served by Boulder Street, because of traffic constraints.
- o It is a policy of Nevada City to permit Bed and Breakfast Guest Facilities for overnight accommodations in suitable structures in all residential and commercial zones within the City, where such use will not unduly interfere with the existing character of the neighborhood.

Land Use

Objectives --

Establish General Plan classifications of adequate variety and specificity to guide further elaboration by means of zoning and other implementation methods.

Policies --

- o The following categories are adopted, corresponding to the desired future land use pattern diagrammed in the Land Use Plan (to be included in next draft of Plan). Most categories correspond to one of the existing zoning classifications, but a number of new categories have been added.

Open Space Preserve: Land of high scenic, recreational, and/or resource value in an essentially unimproved state. (New category)

Public: Sites or facilities intended to remain in long-term public use. (New category)

Public/Recreation: Areas for public use, providing recreational facilities by public entities.

Agriculture/Forestry: Farmland, timberland, and other areas suitable for only very rural uses. (5-acre minimum lot size)

Rural and Estates: Areas outside of projected public service boundaries that should remain very low density agricultural and/or residential use. (New categories; maximum 1 dwelling unit/1-5 acres)

Single Family Residential: Historic or other sensitive single family neighborhoods inappropriate for increased densities. (Maximum 4 dwelling units/acre)

Mixed Residential: Areas suitable for increased housing density by such means as smaller lot sizes, planned unit development, townhouse, or garden apartment site plans. (Maximum 8 dwelling units/acre)

General Commercial: Businesses and services oriented to community-wide or tourist needs, and complementing the nature and scale of Nevada City's central business district. (Analogous to General Business zoning classification)

Service Commercial: Shops and services catering to the day-to-day needs of nearby residents. (Analogous to Local Business zoning classification)

Service Lodging: Existing hotels, motels, and lodging facilities located outside of service commercial or general commercial designations in areas suited for future lodging facilities. Based on future zoning ordinance implementation, this designation could include use permit or other provisions for conference or convention facilities and/or other visitor support land uses.

Office and Professional: Professional offices, general business offices, and research and development facilities not oriented toward general retail sales located in areas of transition between residential and more intensive land uses and/or where traffic access and circulation is good, but not sufficient for retail commercial.

Employment Center: Light commercial or light industrial development concentrations which address the city's need for jobs and revenue but which do not harm the essential visual character of "historic town surrounded by open forest," and which remain sensitive to established neighborhoods. This designation is intended to include existing light industrial development and future development opportunities. Future zoning and development under this designation should fall within the following different categories, based on zoning and/or site plan review considering the nature of the neighborhood and surroundings:

- a. Areas of traditional light industrial development in areas where this land use is already established and neighborhoods can tolerate higher levels of noise and visual impact related to metal buildings, outside storage, and shop activity. The existing industrial area on the east side of Searls Avenue is typical of this type of category.
- b. Relatively small parcels available for job generating land uses as very light manufacturing, research and development, and related activities, where such uses are aesthetically designed, do not generally involve outside storage, and have mitigated characteristics that allow the uses to exist in close proximity to residential neighborhoods. The City will consider noise, light, glare, signage, traffic generation, and hours of operation among the neighborhood compatibility factors for development in these areas. The Tahoe Forest Headquarters on Highway 49, the Gold Flat Road parcels, and the Old Bottling Works on Uren Street are typical of this type of category.
- c. Large parcels which provide opportunities for larger, well planned employment centers, hidden in wooded enclosure from general view and perception of their scale. This category is demonstrated by the approved development for Grass Valley Group on Providence Mine Road.

All such employment centers should have good access to the highways but remain screened from view from major highways or entry streets and conserve mature trees and important topographic features.

Proposed employment centers should be the subject of a coordinated development proposal and environmental review process for the entire property at once, if reasonably possible. Evaluation standards should include at least the following criteria:

- Street pattern and lot subdivision should be appropriate for the intended use and should be sensitive to adjacent uses.
- Access should be well integrated with the surrounding traffic context.
- A generously landscaped buffer zone should screen the view from surrounding roads, and existing tree cover should be retained insofar as possible.
- Private open space should link into and reinforce the citywide open space and trail system.

At least 25 percent should be vegetated open space, preferably by preserving existing trees.

- Grading and removal of vegetation should be minimized, in order to prevent erosion damage caused by increased impervious surfaces.

Planned Development: Large ownerships or other special opportunities for clustering or mixed-use development. "Planned development" classification allows more creative solutions to provision of open space and amenities than do the standard setback, coverage, and height requirements. However, it also requires more attention to design review.

Evaluation standards should be similar to those for "employment center" classification above. Clustering of development should enable the provision of generous landscaping, open space, and conservation areas.

This PD designation may be combined with other land use designations (such as SF-PD for single family-planned development) where clustering of development, providing generous open space, and the other planned development features are clearly desirable.

When using the planned development designation in combination with another land use designation, the density standards of the other designation shall apply.

III. CITY RESOURCES



CITY RESOURCES: FINDINGS

Purpose

The following section is intended as an outline of the valuable existing elements of Nevada City. The purpose is to instill a sense of the heritage, public trust, and the enormous potential influence -- for good or for bad -- of the city as protector of those valuable elements.

Historic and Cultural Resources

Both the layout of the town and the large number of Gold-Rush-era buildings give a strong sense of the nineteenth century origin of Nevada City. There are not only many designated "historic landmarks," but also a more permeating sense of place arising from the combination of topography and man-made objects. Natural features are complemented by tightly framed views up the narrow streets. There is a sense of unity and coherence within the diversity of architectural detail and materials, and the wide expanses of forest benefit by the contrast of the tightly clustered, intricately fine-grained texture of the historic core.

There is a thriving concentration of cultural activity to reinforce these distinctive physical features: theater performances and concerts almost every week, sports events, and numerous museum and visual arts exhibitions. There is a weekly newspaper and local radio station in town, and also a daily newspaper and two radio stations serving the town. Finally, one of the greatest resources of the town is its people, including many pioneer families, representing a link with more than a century of Nevada City history.

Conservation and Scenic Resources

Following the discovery of gold at the confluence of Deer Creek and Little Deer Creek, the town was born, quickly filled the small amount of level ground, then began to grow up and around the numerous hills enclosing Deer Creek Ravine. Even now there is a very strong sense of a concentrated "village on seven hills" in the midst of the wooded Deer Creek Basin. These hills have names which evoke Nevada City's past — Prospect Hill, Aristocracy Hill, Piety Hill, Lost Hill, Nabob Hill, Oregon Hill, and Boulder Hill. They form a large part of the unique character of the town, along with the frequent glimpses of Deer Creek and Little Deer Creek winding through the wooded ravine at their feet.

The historic village is seen against the backdrop of Cement Hill, Sugar Loaf Mountain, and Harmony Ridge to the north, and Banner Ridge to the south. As one approaches the city at Ridge Road on the south, there is a strong sense of "portal" or entry -- of leaving the urbanized portion of the county and entering the forest. Approaching Nevada City from the north, there are panoramic views over the Basin, with the city clustered tightly at its heart.

Scenic Highways

Both Highways 20 and 49 through Nevada City are part of the State Scenic Highways Master Plan. Any highway that is part of this plan is eligible for designation as an "Official Scenic Highway."

In order for Highway 49 to be designated an Official Scenic Highway, the following steps would be necessary:

1. The legislative body having jurisdiction over lands adjacent to the highway (in this case, the County Board of Supervisors) must request the Director of the Department of Transportation (DOT) to make a corridor survey and highway facility study, to culminate in a Scenic Highways Report containing maps, photographs, and other forms of documentation suggesting scenic corridor boundaries and scenic elements.
2. The Scenic Highways Report will be given to the local jurisdiction for preparation of the local scenic corridor protection and enhancement plan and programs.
3. When the Department of Transportation determines that the local jurisdiction has properly implemented a protection plan, and upon request from the local jurisdiction and recommendation of the Scenic Highways Advisory Committee, the Department shall designate the "Official State Scenic Highway" in all applicable publications, and provide appropriate signs.

The County General Plan recommended that the State DOT prepare a Scenic Highways report for all county highways shown on the above-mentioned Master Plan. It also recommended implementation of such studies by means of a "Scenic Corridor" zoning district. The county has already amended the zoning ordinance and map to include this "Scenic Corridor" combining district along much of Highway 20. However, only a small portion of Highway 20 adjacent to Tahoe National Forest has been officially designated by the state.

Regarding scenic corridors, there are two principal types of conditions. The first is where the land adjacent to the road is undeveloped. The second, more difficult circumstance, is where there are existing structures which it would be desir-

able to screen out. A scenic corridor can vary in width, depending on the specific conditions. Generally, the narrower the width, the more dense would have to be the needed vegetation.

In the first case of undeveloped land, the City should use its several types of powers of approval such as annexation, subdivision review, use permits, and zoning to require the needed setbacks and planting programs. It is very important not to permit uses near the highway which desire to attract attention from people on the highway, such as motels or commercial uses.

The second case, where there are existing buildings, will require the City to initiate a cooperative program of working with the property owners and with CalTrans to develop appropriate screening. Fortunately, there is in Nevada City a limited number of such cases, primarily on the south.

At the center of town, on the other hand, the historic buildings and the white church steeples are part of the very attractive scene which should be seen to denote the arrival in Nevada City.

It would be appropriate in the new zoning ordinance to spell out the details of the scenic corridor. The general purpose will be to screen all development except at the center of town, so that the appearance from the highway will be as though one were in the forest, as it must have been in the early days of Nevada City.

Parks and Recreation

Existing Standards and Facilities -- For a town of approximately 2,500, Nevada City provides approximately 15 acres of public parks and three school playgrounds. This translates into over 6 acres per 1,000 population, compared with the following typical standards:

Park Type	Service Radius	Minimum Site Size	Standard No. of Acres per 1,000 Population
Neighborhood	1/2 mile	5-7 acres	2
Community	1 mile	10-30 acres	4
Regional	10 miles	200-500 acres	15

Source: Planning and Design Criteria, De Chiara and Koppelman

However, Nevada City parks serve not only its resident population but also the surrounding unincorporated area and many out-of-town visitors during tourist season. Thus, planning for future parks should be undertaken assuming a service area including the entire Sphere of Influence, and a user population which swells considerably during spring and summer.

Potential Future Facilities -- There are a number of opportunities for additional parks and recreation facilities in and around the city. The Sugar Loaf Reservoir parcel, which would be an ideal community park, consists of 13 acres currently owned by the city. Hirschman's Pond is another appropriate park site, as is the sheriff's marker site at the old Airport north of the city.

Immediately adjacent to Nevada City on the west are approximately 160 acres of beautiful, wooded land along Deer Creek. Much of this land is part of the large Erickson Lumber Company holdings and has previously been offered for public open space dedication and/or annexation to Nevada City. The remainder of the creekside lands are owned by the Grass Valley Group, who intend to donate them as a permanent open space preserve.

Additional future recreational opportunities include the possibility of extending pedestrian trail links along Deer Creek and Little Deer Creek through the city. The possibility exists to acquire the Old Seven Hills property for park and recreational uses. There are now partial and unofficial trails from Pioneer Park to Deer Creek and under the Freeway. At one time the Rough and Ready Ditch easement offered an ideal trail gradient climbing from Little Deer Creek to the top of the ravine. This easement has not been fully retained by NID, but the possibility of reopening it should be explored. In particular, the flume at Pine Street Bridge,

which has historic value, should be preserved and possibly made accessible to the public by means of an interpretive trail link.

There are two parcels in the Nevada City Sphere of Influence which are now owned by the federal government and should be mentioned in connection with parks and open space. The 15-acre Bureau of Land Management parcel between Gold Flat Industrial Park and the Freeway is one of the last remnants of pristine woodland surrounding the city. It should be retained in its natural state.

The enormous Bureau of Land Management holdings southeast of the city on Gracie Road are currently held as timberland. It should be retained in its original state. Part of these lands is currently leased to a gun club, whose firing range causes noise impacts on surrounding residences.

CITY RESOURCES: OBJECTIVES AND POLICIES

Objectives --

The adopted goals most directly relevant to this section include Historic Preservation, Conservation, and Parks and Recreation. The following are recommended objectives and policies to preserve the city's valuable historic, cultural, and open space resources.

Historic/Cultural Resources

Objectives --

Maintain the dominance of the city's primary, nineteenth-century historic period.

Allow new development which is complementary to the form and scale of its context.

Ensure continued concentration of public and cultural activities which reinforce the historic core as the "heart" of Nevada City.

Policies --

- o Encourage private efforts at historic rehabilitation and restoration.
- o Seek innovative means to maintain and improve city-owned historic buildings (leases to appropriate private uses, grants from private and/or government sources, . . .).
- o Formulate design guidelines laying out the essential elements constituting Nevada City's special "flavor." These guidelines would be a handbook to prospective developers and a guide for evaluation by the architectural review committee.
- o Retain a maximum amount of city and county government functions in downtown Nevada City.
- o Encourage appropriate infill uses in downtown (e.g., visitor accommodations and cultural facilities).

Conservation and Scenic Resources

Objectives --

Preserve the existing impression of a historic town surrounded by open forest, especially from the "Gateway" at Ridge Road.

Preserve and enhance the important natural features, e.g., Sugar Loaf, the Ridges, the Creeks, Gold Run, the hills within the city, and the steep terrain lying west of the city core.

Policies --

- o Reinforce important vistas and scenic corridors by reducing roadside clutter and emphasizing focused views to important landmarks (e.g. Sugar Loaf).
- o Develop and implement a program to secure special easements to protect streamside zones as potential open space or pedestrian/bike trails, wildlife habitat, and permanent open space.
- o Discourage tree cutting within the city. (The Open Space District in the Zoning Ordinance provides some measure of control in this area.)
- o Prevent soil erosion and hillside scarring through control of grading, restrictions on removal of vegetation, and limitation of development on steep slopes.

Scenic Highways

Objectives --

To encourage the designation of both Highway 20 and Highway 49 as Official State Scenic Highways.

To protect and enhance the scenic qualities of these highways by controlling the type and form of development within the adjacent corridor as discussed under Findings: Scenic Highways.

Policies --

- o Adopt a "Scenic Corridor" combining district (see Glossary) patterned after that of the county, and apply it to Highways 20 and 49 through Nevada City.
- o Encourage the county to extend "Scenic Corridor" classification to the remainder of unincorporated lands adjacent to Highways 20 and 49.

- o Include specific provisions such as the following:
 - Prohibition of billboards and similar signage.
 - Discouragement of individual access in favor of commonly planned joint access to adjacent properties.
 - Encouragement of "PD" or similar planned development along such routes.

Open Space and Parks and Recreation

Objectives --

Include consideration of both resident and non-resident users in planning future park needs and funding sources.

Take steps to ensure acquisition, dedication, or conservation of potential open space preserves, public park sites and trails easements.

Policies --

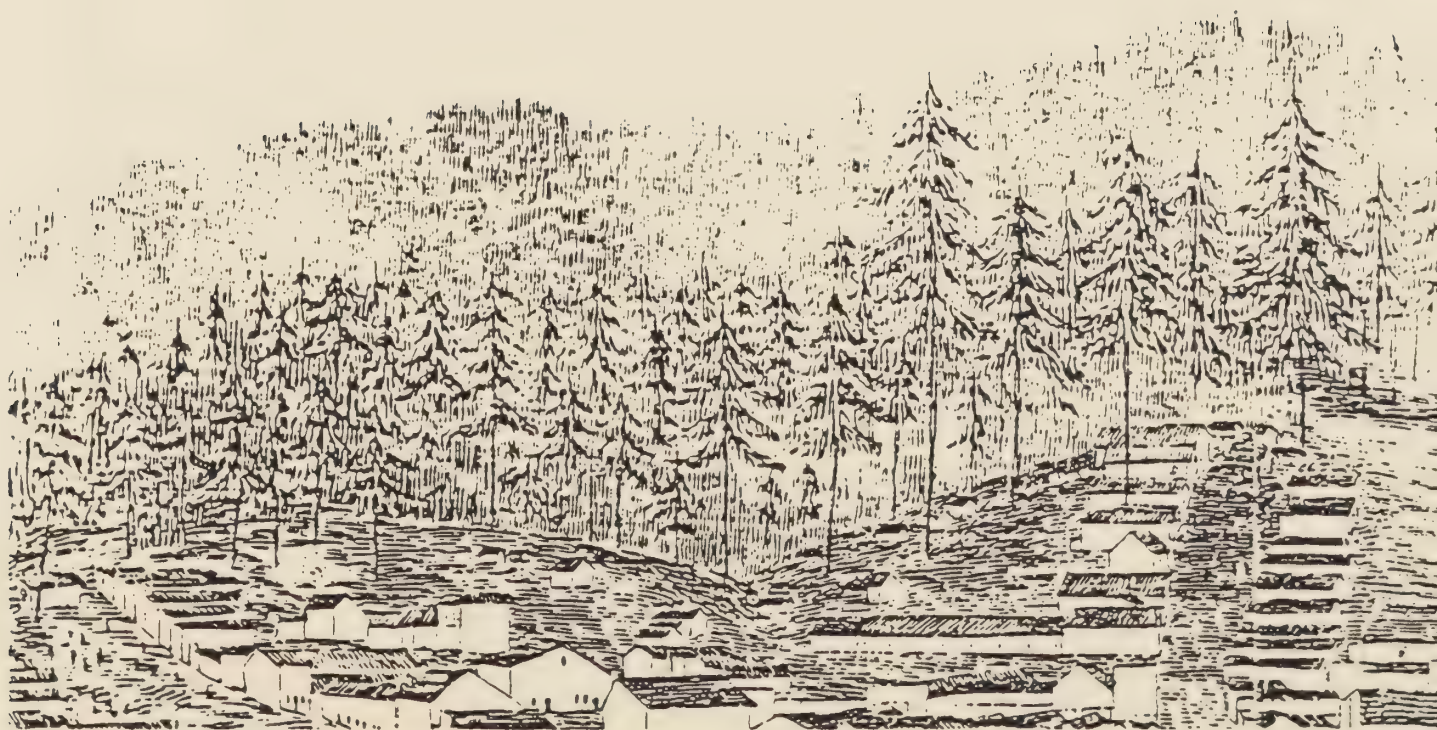
- o Consider allocating part of the cost of maintaining and improving the city park system to non-residents, by such means as user fees.
- o Require new development to contribute to improvement of the open space system by park dedication or in-lieu fees as a condition of approval.
- o Investigate opportunities for extension of public trails along Deer Creek and Little Deer Creek, especially in connection with features of historic importance, such as the flume at Pine Street Bridge.
- o Ensure preservation of important natural areas by reclassifying to "Public" or "Open Space Preserve" use. "Public" classification is appropriate if the area is being considered for parks and recreational use, whereas "Open Space Preserve" enables conservation of areas with natural resource value, without requiring outright acquisition.
- o Consider amending the zoning ordinance to require mandatory open space areas and/or site coverage limitations, as is now required in the light industrial (LI) district, in other zoning districts, including those consistent with the following General Plan land use designations:

Employment Center
Office and Professional
Service Lodging.

- o Consider amending the zoning ordinance to require landscape buffer yards where land uses consistent with the following General Plan land use designations abut single family residential properties:

Service Commercial
Employment Center
Office and Professional
Service Lodging

IV. HOUSING AND NEIGHBORHOOD CONSERVATION



Nevada City, California

ADOPTED JUNE 22, 1992

IV. Housing and Neighborhood Conservation

1992 - 1997

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INTRODUCTION

Section 1.00

1.05 Purpose of the Housing Element

The Housing Element of the General Plan is a statement of local housing needs, objectives, policies and a Housing Action Program that the city is committed to undertake. The Housing Element is one of the state-mandated General Plan Elements. The State Government Code establishes requirements for the contents of the Housing Element. The needs assessment includes an analysis of population and employment trends and the numbers of existing and projected households at all income levels. The type and degree of need for assistance in housing is assessed by comparing household size, age, and income with local housing cost, type and condition. Ways in which government codes and processes, market costs, and other factors affect housing provisions are analyzed to determine which of these factors could be modified to help meet the housing needs in the city.

Housing Objectives and Policies provide guidelines to local decision makers in evaluating the impact of ongoing decisions on housing. The Housing Action Program (Section 6.00) is a schedule of actions and programs the city is undertaking to implement policies and to help meet the identified need. According to the Government Code, the program must identify adequate sites which will be made available through appropriate zoning and with public services needed for a variety of types of housing for all income groups. It must assist in the development of adequate housing to meet the needs of low and middle income households and address governmental constraints to the improvement and development of housing. It must address conservation and improvement of existing affordable housing stock and promote housing opportunities for all persons.

1.10 Overview of Housing Element

The housing element stresses conservation and rehabilitation of existing small and affordable homes. The action programs rely on interaction with the Nevada County Area Housing Authority to participate in grant programs, fair housing programs, and Section 8 Rental Assistance voucher programs. The element provides for the construction of new units on a scale in accordance with current fair share allocations issued by Sierra Economic Development District, and in proportion to the small population of Nevada City.

1.15 Public Participation

During the development of this housing element, the following local groups or agencies were invited to comment. All local housing assistance groups were sent a draft copy of the element for review.

Nevada County Housing Development Corporation
Community Spirit Economic Development Corporation
FREED
Board of Realtors Housing Committee
Nevada County Business Association Housing Committee
Nevada County Housing and Community Development Department
(Now Housing Authority)
Nevada County Planning Department
Grass Valley Planning Department
Nevada County Social Services Department
Sierra Planning Organization
Nevada City School District
Nevada Joint Union High School District
Nevada County Administrator's Office
Nevada County Building Department

Additionally, environmental review was held on the housing element, and a variety of utility, public service, and resource agencies were notified as a part of that process. The final adoption of the housing element included public hearings at both the Planning Commission and City Council levels. Notice of the hearings were published in the local newspaper and mailed directly to the above agencies and agencies contacted during the environmental review process.

REVIEW OF PREVIOUS ELEMENT

Section 2.00

2.05 Evaluation of 1986 Housing Action Program

The following table discusses the results and implications of the previous action program of Nevada City's General Plan, which was adopted March 24, 1986.

TABLE 1
EVALUATION OF HOUSING ACTION PROGRAM 1984-1990

1986 Action Program	Target Objective	Results and Implications
ORGANIZATION AND ADMINISTRATION		
Establish data base and process for action concerning housing needs in the city.	Hire staff person to perform ongoing research and to act as city liaison regarding housing programs.	The City has not been able to implement this program. The City's budget has been strained and it was not possible and will not be possible in the foreseeable future to hire an additional staff person to perform the ongoing research. The City Planner has acted as a liaison person with respect to housing programs. This updated Housing Element will contain an inventory of housing stock condition. The City will rely on the Housing Authority to distribute information regarding available housing programs. This program will be dropped from this element.

1986 Action Program	Target Objective	Results and Implications
NEW CONSTRUCTION		
Ensure maximum opportunity for infill residential construction.	Retain current amount of R1 and R2 land inside city limits.	The City has largely fulfilled this action program by maintaining R2 zoned property. Although there have been no down zoning of properties, two properties located near the Gracie Road/Gold Flat intersection have been utilized for single-family construction at the applicant's request. The City enhanced multiple family opportunities by providing apartment and multi-family development as a conditional use in the Office and Professional Zoning District. Additionally, several non-residential zones provide for multi-family development as a permitted use. This element will recommend continuation of this zoning status.
Provide for increased residential densities in appropriately planned area of the Sphere of Influence.	Allow "Planned Development" with possibility of higher allowable unit density (proposed 1.5 du/acre).	The City has adopted density bonus ordinances as required by State law providing incentives for developers of low to moderate income housing. The City will continue to look at the Planned Development General Plan areas as potential sites for future affordable housing projects if annexations are approved. The City has also adopted second dwelling unit regulations providing for development of two units on a single-family lot. This policy will continue when future annexations are considered.
Consider allowing density bonuses to developers of affordable housing.	Increase in construction of units affordable to low-/middle-income households.	Same as above.
Develop guidelines for new residential development, e.g., cluster housing, energy-efficient design, infill housing within the urban concentration.	Encouragement of innovative solutions to fulfill full range of housing needs and preserve environmental values.	The City has implemented this program by providing for a Planned Development Combining District in the Zoning Ordinance which allows applicants to propose a variety of housing techniques to fit the physical and neighborhood constraints of their property. This policy will continue in this element.

1986 Action Program	Target Objective	Results and Implications
PRESERVATION/REHABILITATION		
Initiate rehabilitation assistance program:		
<ul style="list-style-type: none"> Identify priority areas. 	Field survey to inventory existing stock and needed improvements.	No field survey has been completed to inventory existing housing stock due to funding and staff limitations. A windshield survey was made as a part of this housing element.
<ul style="list-style-type: none"> Identify sources of funding. 	Below-market interest funds for low-/medium-income owners.	The City has not had the staff or funding required to be pro-active in identifying sources of funding for housing. This element will recognize the Nevada County Housing Authority as a local resource for this information. Additionally, the element recognizes that the State Housing and Community Development Department expects to utilize a data base which will be kept current with funding mechanisms.
<ul style="list-style-type: none"> Apply for funding. 		Same as above.
<ul style="list-style-type: none"> Rehabilitate vacant units. 	Return 6 units/year to active housing market (85 total; 15 years to year 2000).	Staff and funding limitations have not allowed the City to be pro-active in rehabilitating vacant units. We have been advised by our economic district that competition for CDBG (Community Development Block Grant) rehabilitations funds is competitive and limited. The City has been fortunate in that approximately two units per year have been returned to the active housing market by private investors. It is anticipated that private sector rehabilitation will continue, however the costs of private rehabilitation often removes the unit from the affordable housing stock. This element will recommend pursuit of CDBG (Community Development Block Grant) rehabilitation funds to be utilized in the City limits. The application would either be initiated by the City or in cooperation with the Nevada County Housing Authority.

1986 Action Program	Target Objective	Results and Implications
RENTAL AND OWNERSHIP ASSISTANCE		
Expand Section 8.	More Section 8 certificates available.	Section 8 rental assistance vouchers are allocated by the State Housing and Community Development Department and are administered locally by the Nevada County Housing Development Corporation. The City has had no control over the number of vouchers available or the manner in which they are utilized within the City limits. The Housing Authority will be utilized in this element as the best way to enhance Section 8 vouchers within the City.
Explore equity-sharing programs.	Enable first-time buyers to afford homes.	The City has worked with non-profit developers of housing design to meet the needs of first time buyers. The City has not had the funding or staff resources necessary to be pro-active in exploring equity sharing programs. This element will recommend cooperation with the Nevada County Housing Authority to assist in the expansion of first-time buyer programs.
Explore resale controls for new affordable units.	Continued affordability for low-/medium-income households.	The City has not enacted any resale controls with respect to the existing housing stock. However, the density bonus ordinance adopted by the City requires that units made available to low and moderate income families be kept affordable for extended periods. This element will recommend continued pursuit of this policy.
Increase participation in house-sharing program; information and referrals.	Encourage elderly to rent out unneeded portions of large houses to help increase affordable housing supply.	The City has not established a referral service with respect to room rentals due to the possible liability implications. The City has been careful not to amend the Zoning Ordinance in any way that would prohibit the sharing of homes or the rental of rooms. This element will recommend continued pursuit of this program.

2.10 Action on Subsidized Projects Since 1986

TABLE 2
STATUS OF SUBSIDIZED PROJECT APPLICATIONS SINCE 1986

PROJECT DESCRIPTION	UNIT NUMBER AND TYPE PROPOSED	STATUS AND COMMENTS
Aiello Senior Citizen Project, West Broad Street.	86 unit senior citizen congregate housing project with rent subsidy.	Conditionally approved by the City but not constructed. Decision not to construct may have been related to concerns over soils conditions on site.
Nevada Woods (DeSena) Apartments, Railroad Avenue.	35 unit standard apartment complex with rent subsidy.	Denied after public hearing based on not being consistent with the land use and other elements of the City's general plan.
Miner's Transitional Housing, 700 Zion Street.	44 bed transitional housing project.	Denied after public hearings with extensive neighborhood objection based on the high population for this limited 1 acre site.
Searls Avenue Subdivision	13 unit single family self-help "sweat equity" subsidized ownership project.	Conditionally approved by not yet constructed.

2.15 Performance on 1986 Target Unit Development

TABLE 3
1986 UNIT GOAL PERFORMANCE

1986 HOUSING CATEGORY	1986 GOAL	APPROX PROVIDED	COMMENTS
Lower Income	91 units	NONE	No lower income units have been built during the planning period. Please see the disposition of projects in Section 2.10 above.
Middle Income	41 units	44 units	Greenbriar Apartments on King Hiram Lane fall within this category and have potential for long term affordability.
Upper Income	54 units	25 units	An estimate of miscellaneous new, unsubsidized construction throughout the City, not including new lots not yet improved.
Units Replaced	60 units	3 units	Current general plan and ordinance policy would not allow unit replacement on the scale projected in 1986. However, approximately 15 units have been rehabilitated by private owners. The final households in these categories generally fall in the "upper income" level.

HOUSING NEEDS ASSESSMENT

Section 3.00

3.05 Introduction to Needs Assessment

This section of the element includes an analysis of available information evaluating the particular housing needs of the City. Unfortunately, income data from the 1990 census is not available and is not expected to be available prior to adoption of the element. However, other census data has been published and is highlighted herein. The entire statistical analysis of the available 1990 census data is contained in Section 8.00, the technical appendix.

3.10 Nevada City Demographics

The following are statistical highlights from the 1990 census which may have a bearing on housing policy in Nevada City:

- The population of Nevada City grew 17.4% since 1980, from 2431 to 2855, due to new construction and minor annexations.
- The number of households grew 21.7% from 1059 households to 1289 households. The average number of people per household is 2.18, compared to 1.93 in 1980.
- The racial makeup of Nevada City is 97.9% white, 0.2% black, and 1.1% American Indian, Eskimo, or Aleut.
- The population is 49.0% male and 51.0% female.
- 58.3% of the housing units are owner occupied, leaving 41.7% of the units renter occupied. Owner occupied units averaged 2.26 persons per unit, while rental units averaged 2.07 persons per unit.
- The 1990 census indicated that 110 units or 7.9% were vacant for one reason or another. Of these 32 units were available to rent. 3 units were shown in a "boarded-up" status.
- The mean rent paid by all renters was \$476.00 per month. 50% of all renters paid more than \$459.00 per month.

- 73.9% of all units were occupied by less than 0.5 persons per room. 23.9% were occupied with 0.51 to 1.00 persons per room. 2.3% of all units were occupied by more than 1.01 persons per room.
- 22.1% or 630 residents were in non-family households, with a majority of these (16.2%) being single occupant households.
- 12.7% or 164 "2 or more family" households were headed by a female householder. 22.2% or 286 "1-person" households were headed by females.
- 21.8% or 622 residents were under the age of 18. 23.0% or 658 residents were over the age of 60.

3.15 Special Housing Needs

The following groups of citizens within the City are identified as potentially needing special attention with respect to housing needs:

Disabled:

Local experts indicate that due to permanent and temporary physical disabilities, approximately 15% of the local population requires facilities accessible and usable by disabled persons. The Uniform Building Code requires disabled access in certain commercial buildings, but little has been done to assist with disabled housing units. It has been established that many persons requiring disabled accessible units are not low income people but they still have trouble finding suitable housing. The City can assist by encouraging or requiring a certain percentage of projects to be constructed with disabled access in mind.

Elderly:

The 1990 census showed that approximately 23% of Nevada City's population were over the age of 60. The elderly are candidates to become disabled so they share in the housing needs of the disabled discussed above. Many elderly people are on fixed, Social Security incomes, limiting their ability to pay for housing. Fortunately, many elderly persons who are homeowners enjoy the fact that their mortgages have been paid off and their housing costs amount to taxes, insurance and upkeep.

The City can assist with disabled housing by supporting disabled access units, encouraging the construction of small, congregate housing projects, and avoiding legislation which would prohibit home care for the elderly.

Large Families:

The 1990 census showed that only 2.6% of the City's households were large families having six or more people. The census also showed a fairly low population per household overall. The 1990 census data does not indicate that there is a serious need for special consideration to large family households.

Farm Workers:

The 1990 census indicated that there were no migrant farm workers within Nevada City. EDD representatives indicate that there are about 50 migrant farm workers in Nevada County as a whole, employed in vineyards and tree farms. The City economy does not include a significant agricultural element. No special considerations for migrant or farm worker housing is anticipated during the next five years. For purposes of the housing programs, these workers would be grouped with other low wage earners.

Female Heads of Households:

The census data indicates that there are 117 households in Nevada City headed by a female and containing children under the age of 18. Female heads of household face special problems as they deal with the issues of child care costs, reduced opportunity for females in the work force and the rising cost of housing. The welfare programs administered by the County and the State often provide support and "Aid to Family with Dependent Children" for these types of households. Female heads of households are also excellent candidates for Section 8 voucher rental assistance programs to the extent that any such vouchers are available for new households.

The City can support this group by considering ways to enhance the Section 8 voucher program, by encouraging sufficient day care facilities, and by looking for other opportunities during the planning period to provide for housing to this group.

Homeless and Transitional Persons:

The census data did not identify any homeless people, per se, under the category "People Visible on the Streets". Nevada City's law enforcement and other staff officials indicate that there is some tendency for people to sleep outside along Deer Creek. It

appears unlikely that these people are homeless people originating from Nevada City but they are apparently transitional people visiting Nevada City for one reason or another. The City does not have funding, staff time or facilities available to provide for a homeless shelter. The City will continue to rely on the County's Social Services Department and the County Housing and Community Development Department for assistance in dealing with the homeless issue.

Just prior to writing this element, the City entertained an application for conversion of the old Miner's Hospital facility on Zion Street to a transitional housing facility containing 44 beds. There was a substantial outcry from the neighborhood who felt that the facility was too large to meet the limited transitional housing needs in Nevada City and the limited site size and intended population were too great for the area. Ultimately the City Council made a decision not to approve the transitional housing facility. A significant amount of testimony was received, both for and against providing transitional housing. The testimony of neighborhood representatives overwhelmingly supported the idea of dealing with transitional housing by allowing individual houses to be made available for this purpose.

The City will address transitional housing needs by avoiding any legislation that would prohibit the rental and use of any single family home in the City for the purpose of housing transitional citizens. Further, the City has already deemed that special group quarters for the elderly, transitional persons, homeless people, and the disabled are considered to be "public or quasi-public uses" as defined in the zoning ordinance. All zoning districts allow for such uses after approval of a conditional use permit. Specifically, those zoning districts include.

AF-AGRICULTURE FORESTRY ZONE
 RR-RURAL RESIDENTIAL ZONE
 R1-SINGLE FAMILY ZONE
 R2-MULTIPLE FAMILY ZONE
 OP-OFFICE AND PROFESSIONAL ZONE
 LB-LOCAL BUSINESS ZONE
 GB-GENERAL BUSINESS ZONE
 EC-EMPLOYMENT CENTER ZONING
 LI-LIGHT INDUSTRIAL ZONE
 OS-OPEN SPACE ZONE
 SL-SERVICE LODGING (limited to motel with permanent boarders)
 P-PUBLIC ZONE
 PR-PUBLIC/RECREATION ZONE (use limited to 25% of site)

Generally, a "conditional use" is one that may or may not be appropriate for a given site. The City conducts environmental review and public hearings for each conditional use permit application to make this determination. A policy in this element provides additional guidance for siting various housing facilities.

Low Wage Earners:

Unfortunately the census data has not been completed with respect to income information. This makes it difficult to tie the housing element to the actual income profile of Nevada City. It is widely known, however, that the wages paid locally for retail, service, labor and various entry level positions are generally not high enough to allow persons to rent housing on the current market. The income qualifying data in Table 7 below discussing purchase of a home, illustrates the types of salaries needed to pay for current housing. It is unlikely that there is a mechanism available to enhance local wages to any degree possible.

The City should keep in mind during the planning period that opportunity should be made available for persons in the low wage earner category. Opportunities include the possibility of enhancing the Section 8 rental voucher program, providing approval of appropriate self-help and subsidized housing units, and avoiding legislation which would prohibit the ability to persons to join together as roommates to provide for housing, or for citizens to rent out rooms.

The following data, obtained from Sierra Economic Development District (SEDD) in their 1989 report *Overall Economic Development Program*, show average wages for Nevada County. This data illustrates the gap between wages and housing costs when compared with Table 6. The figures appear to be reasonably accurate, with the exception of the average salary for person in the mining industry (too high) and the Finance, Insurance, and Real Estate industry (too low). Industries marked with an asterisk (*) are particularly significant within the city limits of Nevada City.

TABLE 3A
Nevada County Wages-1989

INDUSTRIAL SECTOR	FULL AND PART TIME EMPLOY- EES	PERCENT OF TOTAL EMPLOY- MENT	AVERAGE ANNUAL EARNINGS
FARM	445	1.4%	\$ 7,465
*AG SERVICE/FORESTRY/OTHER	395	1.2%	10,952
MINING	73	0.2%	56,164
*CONSTRUCTION	3,669	11.5%	26,102
*MANUFACTURING	3,364	10.5%	27,185
TRANSPORTATION	707	2.2%	27,286
WHOLESALE	455	1.4%	26,064
*RETAIL	5,838	18.3%	13,193
*FINANCE, INSURANCE, AND REAL ESTATE	3,420	10.7%	8,082
*SERVICES	9,533	29.9%	18,729
*FEDERAL GOVERNMENT	472	1.5%	26,589
MILITARY	263	0.8%	6,129
*STATE AND LOCAL GOVERNMENT	3,274	10.3%	24,951
TOTALS	31,908	100.0%	\$19,092
SUMMARY OF WAGE/SALARY AND PROPRIETORSHIP EMPLOYMENT			
WAGE AND SALARY	21,532	67.5%	\$ 19,092
PROPRIETORS	10,376	32.5%	16,328

3.20 Overpayment for Housing

Without 1990 economic census data, it is difficult to project how many households are overpaying monthly housing costs. Overpaying means that a household pays more than 1/3 of its monthly income for shelter. The best available information appears to be from the draft *Nevada County Housing Analysis Report*, prepared for Nevada County by Harland Bartholomew and Associates in February, 1992. The report is based on 1980 census data and other statistics. The report also is based on the definition that those households paying more than 25% rather than 1/3. State law uses the 25% figure as a guide to appropriate housing costs, while most financial institutions use 1/3 when considering loans. Certainly for low income households, the 25% remains an appropriate guideline. The housing programs in this element provide for a reality check on income data after the 1990 census economic data is available. The County report shows the following statistics County wide, based on the 25% of income rule:

- In 1980, 70% of the County's households with incomes below \$5000 paid more than 25% of their income for housing.
- In 1980, 20% of the County's households with incomes over \$20,000 paid as much as 25% of their income for housing.
- In 1980, 84% of renter households with incomes between \$5,000 and \$9,999 paid 25% or more of their income for housing.
- In 1980, 41% of homeowner households with incomes between \$5,000 and \$9,999 paid 25% or more of their income for housing.
- In 1980, overall, 40% of all households were paying more than 25% of their income for housing. However, those in higher income groups can afford to pay more.
- In 1980, adjusting for lower income households, about 22% of all County households were overpaying for housing.

The gap between wages and housing costs have worsened considerably since 1980. Housing costs have escalated much faster than wages, due to increased demand, dwindling developable land areas, demands from the public for higher development standards and lower densities, agency mitigation fees, and increased construction costs. This "gap" is further illustrated by the statistics in Table 3B below, compiled by the Nevada County Business Association.

**TABLE 3B
INCREASE IN HOUSING COSTS VS. INCOME**

YEAR	MEDIAN HOME PRICE	MEDIAN RENTAL COST	MEDIAN JOINT INCOME
1980	\$79,800	\$234/month	\$22,431 (1983)
1990	\$154,700	\$489/month	\$30,213 (1988)
PER CENT INCREASE OVER 10 YEARS	94%	109%	35%

The outlook for the planning period is for a further worsening of the wage/housing cost gap which will push more households into an overpaying situation.

3.25 Regional Allocation Needs

Sierra Planning Organization adopted the Regional Housing Allocation Plan for Sierra Planning Organization setting forth the housing allocation and unit construction goals for Nevada City. The following table provides the unit goals for the City of Nevada City in accordance with Section 65584 of the Government Code. For reporting purposes, the allocation will be considered met when the building permit is issued for unit construction.

**TABLE 4
REGIONAL HOUSING ALLOCATIONS**

DESCRIPTION	VERY LOW	OTHER LOW	MODERATE	ABOVE MODERATE	TOTAL
Estimated 1990 Existing Households	496	187	219	387	1289
HCD Housing Goals for 1997 Fair Share Housing Allocation	496	203	261	488	1448
1990-1997 Goals for Providing New Units	0	16	42	101	159

(see definitions of terms below)

TABLE 4 DEFINITIONS:

VERY LOW:	Not exceeding 50% of the area median income (less than \$18,850/year based on 1991 HCD data for a household containing four people).
OTHER LOW:	Between 50% and 80% of the area median income (between \$18,850 and 30,150/year in 1991).
MODERATE:	Between 80% and 120% of the area median income (between \$30,150 and 37,700/year in 1991).
ABOVE MODERATE:	Above 120% of the area median income (over \$37,700 in 1991).
NOTE:	For housing element reporting purposes, units will be deemed to be provided once the building permit is issued.

3.30 Population Trends

The following table illustrates historic and projects population trends for Nevada City:

TABLE 4A

YEAR	CITY POPULATION	PER CENT CHANGE
1970	2,314	--
1980	2,431	5.1%
1990	2,855	17.4%
1997	3,182	11.4%

An estimated 150 new housing units will be required to house the projected population by the year 1997. This population projection, based on the City's adopted AB1600 study compares well with the regional housing allocation outlined in Table 4 above. Therefore, the Regional Housing Allocations are adopted in this element as the overall goals for new housing construction.

3.35 Inventory of Existing Housing Stock Condition

As a part of this housing element preparation, a "windshield" or drive-by inventory of the City's housing stock was completed by the City Planner to determine the approximate number of existing housing units in need of repair or replacement. The results of that inventory were as follows:

TABLE 4B

Description of Housing Condition	Number of Units	Percent of Total
NEEDS REPLACEMENT-The housing unit appears so deteriorated that it is likely that demolition and replacement may be needed.	3	Less than 1%
NEEDS REPAIR-The housing unit appears deteriorated, but repairs through private efforts, block grants, or other sources would restore the unit to good condition.	72	5%
ALL OTHERS-The housing unit appears to be in decent repair without obvious maintenance needs.	1324	95%
TOTAL	1,399 UNITS	100.0%

RESOURCE INVENTORY

Section 4.00

4.05 Introduction to Resource Inventory

The resource inventory section identifies vacant sites within the City limits which are available for housing development, along with a brief discussion of the availability of services for each site.

4.10 Available Sites and Land Inventory

The following table (5) includes a detailed inventory of existing vacant land within the city limits of Nevada City where housing needs can be met over the next 5 years. The table includes the allowable density range under the General Plan. Based on past application experience, it is likely that projects will generally be approved in the mid-range of density between the maximum and minimum units. Therefore the holding capacity within the City is a total of 377 units, compared to the projected need of 159 units. The table includes a list of constraints which might limit development. These issues are discussed following the table.

TABLE 5
HOUSING SITE INVENTORY

PERMITTED HOUSING TYPE UNDER EXISTING ZONING	SIZE IN ACRES	DENSITY RANGE (UNITS/ ACRE)	LIMITED SERVICES AND FACILITIES WHICH MAY CONSTRAIN DEVELOPMENT	DWELLING UNIT CAPACITY
Single Family				
Old City Airport	118.83	0.0 to 0.2	Water,Sewer,Access	0 to 23
Behind USFS, Coyote St.	8.23	1.0 to 4.0	Water,Sewer,Access	8 to 32
Cement Hill N. of 49	9.30	1.0 to 4.0	Water,Sewer,Visual	9 to 37
South of Highway 49	4.74	1.0 to 4.0	Water,Sewer,Visual	4 to 18
Hwy 49/East Broad St.	2.75	1.0 to 4.0	Access,Trees	2 to 11
Grove/Nihell Area	2.00	1.0 to 4.0	Access,Topo,Trees	2 to 8
American Hill Road	5.37	1.0 to 4.0	Water,Sewer,Traffic	5 to 21
Wyoming/Monroe Area	10.00	0.5 to 4.0	Traffic,Topo,Stream	5 to 40
Little Deer Creek Area	6.03	1.0 to 4.0	Topo,Stream	6 to 24
Searls Avenue	2.00	0.5 to 4.0	Topo,Stream	1 to 8
Jordan Street Area	12.50	1.0 to 4.0	Topo,Traffic, Trees	12 to 25
Clay/Long Street Area	3.35	1.0 to 4.0	Access	3 to 13
Silva Avenue Area	5.36	1.0 to 4.0	Traffic, Trees	5 to 21
Railroad Avenue	8.17	1.0 to 4.0	Traffic, Trees	8 to 32
Multiple Family and Rental				
South of Highway 49	1.61	2.0 to 8.0	Water,Sewer,Visual	3 to 12
Erickson-W. Broad Street	26.32	2.0 to 8.0	Soils,Water,Sewer	52 to 210
Searls-Community Spirit	1.60	2.0 to 8.0	Traffic,Visual	3 to 12
Stevens-West Broad	2.43	2.0 to 8.0	Trees,Visual	4 to 19
Bost Avenue off Searls	1.00	2.0 to 8.0	Trees	2 to 8
Mobile Homes, Mfd. Housing, Mobilehome Parks				
None Available in Existing City Limits, except existing parks.			Opportunities for mobile home parks may exist in annexation areas. Sites should have appropriate topography, infrastructure, and visual screening.	

PERMITTED HOUSING TYPE UNDER EXISTING ZONING	SIZE IN ACRES	DENSITY RANGE (UNITS/ ACRE)	LIMITED SERVICES AND FACILITIES WHICH MAY CONSTRAIN DEVELOPMENT	DWELLING UNIT CAPACITY
Emergency Shelter for Transitional Housing Single Family Units are Available throughout the City.			The City's zoning ordinance provides that residential units may be leased for these purposes by non-profits or agencies. Further, all zoning districts provide for such facilities with a conditional use permit.	
Sites with Residential Redevelopment Potential before 1997 No sites are planned for redevelopment.			Emphasis will be on conservation and rehabilitation.	
Currently Non-residential OP-Masonic Lodge-Searls OP-G.V.Group-Providence	1.76 4.02	0 to 8.0 0 to 8.0	Traffic Traffic,Trees,Visual	0 to 14 0 to 14
Other Some in-fill potential exists in the Searls Avenue area, zoned R2 but largely developed with single family homes.				
TOTAL	237.37 Acres			134 to 620 Units (377 units likely)

LEGEND-TABLE 5**Definition of Development Constraints**

WATER The site may be in an area with low pressures or limited capacity or fairly long extensions of water mains may be needed to serve the site.

SEWER	Extensions of the sewer collection system may be needed to serve the site, or the collection system in the area may be in poor condition or require replacement or upsizing.
TRAFFIC	Streets in the area may have limited capacity or existing safety issues which would require resolution.
TREES	Development of the site to appropriate densities may require removal of trees in excess of the City's current 20% maximum guideline.
VISUAL	The site may be especially visible to public roads or surrounding neighborhoods, requiring attention to design control during development.
SOILS	Soils of the site may have development limitations, including soil characteristics and/or the possible requirement for hazardous materials remediation before development.
TOPO	The site may have topographic limitations that will affect development or portions of the site may exceed the City's 30% cross-slope development limit.
ACCESS	The land may be land-locked without sufficient access for development, or there could be safety problems associated with increased traffic access.
STREAM	The land may be limited by the City 100' stream setback requirement and/or other regulations enforced by the California Department of Fish and Game or U.S. Army Corps of Engineers.

4.15 Conservation of "At-Risk" Affordable Units

The City currently has no subsidized housing projects which are at risk of being converted to market rate housing. Therefore, no analysis has been included as required by Section 65583(a)(8) of the Government Code.

CONSTRAINTS ON HOUSING

Section 5.00

5.01 Introduction to Constraints on Housing

This section is intended to discuss and identify existing constraints on providing affordable housing and to discuss possible measures which might be helpful in reducing or addressing those identified constraints.

Governmental

5.03 Housing Cost Analysis

The following tables illustrate the typical cost of constructing new units of both a single-family and multi-family nature. The construction cost estimate in Table 6 assumes a medium sized project of perhaps 3-5 acres, where a developer will take raw land and convert it to finished units. Unit sizes are assumed to be 1600 S.F. for single family and 1000 S.F. for multi-family.

The table includes recently adopted AB1600 fees at \$5000 per unit. This fee varies depending on whether projects are within the City's water service area. The City will phase this fee into use, and it will not be in full effect until 1995. It is possible that the fee may be increase beyond that date to provide a funding source for the capital improvements necessary to serve new growth.

Table 7 illustrates the implication of these construction costs on a typical home-buying family, including the required down payment, monthly costs and qualifying incomes required.

The purpose of these tables is to identify the cost elements associated with housing in order that we may look for opportunities to reduce housing costs in one or more of the categories. The categories marked with an asterisk (*) are, or include, City fees.

TABLE 6
ESTIMATED 1991 COST OF NEW UNITS

ITEM DESCRIPTION	SINGLE-FAMILY	MULTI-FAMILY
Construction-Materials, Labor, Contractor	\$100,000	\$75,000
Raw Land Cost	30,000	25,000
Utilities and Infrastructure, and Site Mitigation	30,000	25,000
Developer/Builder Profit	12,000	10,000
Real Estate Commissions	12,000	10,000
Finance Charges	5,000	5,000
*Agency Mitigation Fees	5,000	5,000
*Planning and Design Fees	3,000	4,000
*Utility Connections	2,500	2,500
*Agency User Fees and Permits	2,000	2,000
*AB1600 Fees	5,000	5,000
TOTAL	\$206,500	\$168,500

Using the project example in Table 6 above, the following Table 7 shows the cost of ownership to a home buyer. The monthly cost would also be indicative of the rent charged on new rental projects. When compared with Table 3A above, the gap between housing costs and household income is very apparent.

TABLE 7
COST OF NEW HOUSING TO INDIVIDUALS

ITEM DESCRIPTION	SINGLE FAMILY	MULTI-FAMILY
Unit cost from the above Table 6	\$206,500	\$168,500
20% down payment plus \$500 closing costs	41,800	34,200
Monthly principal and interest at 30-year 10% mortgage	1,451	1,184
Property taxes	175	145
Insurance (building only)	75	65
TOTAL MONTHLY COST OF NEW HOUSING UNIT	1,701	1,394
Required Qualifying Income with Mortgage at 1/3 of Household Income.	52,236/year or \$25.11/hour	\$42,624/year or 20.49/hour

5.05 Land Use Controls

The City of Nevada City is generally perceived as having strict land use controls. The City's regulations governing land use and development are a reflection of the majority of citizen thinking with respect to preservation of Nevada City. The City's overall General Plan basically strives towards preservation of the existing look and feel of the City. As a result, many minor applications are subjected to public hearings and environmental reviews. Nevada City is one of the few jurisdictions in California that requires architectural review for any changes to the exterior of any building, City-wide. The effect of this review process is to generally require higher standards for architectural development and in doing so the cost of housing is generally affected adversely.

Over the previous housing element period, a number of ideas have come to light which are helpful towards providing affordable housing. It is recognized that there are techniques which can be used to make new housing compatible with the existing City aesthetically, while minimizing the affect of high standards on the cost of that housing. Those techniques include providing roof pitches at a minimum of 6:12 and providing

covered entries and overhangs. The appearances of houses can be improved by utilizing horizontal siding on the fronts of homes and by occasionally using plywood siding in a horizontal application to imitate the historic use of horizontal siding in the City. Other techniques include the use of moderate sized housing to retain affordability.

5.10 Codes and Enforcement

As a result of the City's strict application of architectural and zoning control, a code enforcement program is necessary to ensure compliance with these standards. The City's code enforcement program generally operates on a complaint-based system, although City staff and policy makers are sometimes the complainants based on their knowledge of recognizing violations to zoning codes. The City strives towards compliance in zoning matters and attempts to work out the non-compliance matters with the property owners. Ultimately the City has the power of citation and civil suit to ensure enforcement.

Over the past Housing Element period, code enforcement has not been recognized as a major constraint on housing. As an example, the City has investigated approximately eight violations of second dwelling units. In these cases, the City questioned whether the second unit had been legally established. Ultimately the City formed a Code Enforcement Committee which reviewed evidence supporting that such units were legally established prior to the Zoning Ordinance limitations. In three cases where the owner contended that the units were legally existing, they were ultimately recognized by the City, based on minimal evidence that they existed prior to zoning regulations.

The Code Enforcement Committee will continue to operate on remaining and new cases under investigation and will attempt to deal with these in a reasonable manner to balance the affordable housing provided against the requirements for neighborhood protection and zoning compliance.

The City contracts with the Nevada County Building Department for building code administration and enforcement. The City has adopted the Historic Building Code which provides relief from certain requirements of the standard building code if the building has historic significance. The City Engineer also "referees" occasionally when disputes arise between citizens and County building officials. Because of this contractual arrangement, the City is limited in its ability to administer and enforce codes. The City has not adopted any codes which are more restrictive than standard building codes.

5.15 On/Off Site Improvements

The City has an excellent record of not requiring excessive on and off site improvements. Unlike many other jurisdictions, the City does not routinely require the installation of curb, gutter and sidewalk along the frontage of new projects. The City looks at each project on a case-by-case basis and only requires such street improvements where there is some likelihood that the remaining segments of the street can be improved in the future.

Typically, infill development on City streets where no curb, gutter and sidewalk exist, results in no further requirement for frontage improvements. The City does promote the installation of pedestrian-ways along the frontage of projects but this is often limited to meandering pathways with a variety of hard and soft surfacing to provide for future pedestrian circulation.

The City has also not been excessive in its application of offsite improvements. Typically, offsite improvements have been limited to traffic improvements needed to meet the minimum requirements of the project. In a few cases utility extensions consisting of sewer and water have been required to serve the project area. However the City is not in the practice of requiring extensive offsite improvements for projects.

5.20 Fees and Exactions

The City currently collects several fees and exactions. These include a park and recreation fee of \$880 for new residential units. The City also assesses sewer and water connection fees necessary to cover the cost and capacity of providing a service. In a few areas which have been recently annexed, the City also collects annexation fees including a \$280 per unit traffic mitigation fee, an \$856 per developed acre fire mitigation fee, and a sewer capacity charge.

The City recently completed AB1600 study which indicated that the City should assess approximately \$10,000 per unit to fund the capital improvements necessary to serve new development. The City Council was unwilling to apply this fee because of its affect on housing costs. The Council finally voted to required 30% of the fee after one year, 40% of the fee after two years, and 50% of the fee after 3 years (1995). At that time the capital improvement plan and fee schedule will be reevaluated. The cost study in Table 6 above uses \$5000 as the approximate average fee over the planning period. Like many other California cities, Nevada City is forced to turn to this funding mechanism as the funding limits of Proposition 13 continue to erode the City's ability to provide a reasonable level of service to its citizens. There has also been a public outcry over the last 10 years for new development to pay its own way.

Under the City's density bonus law, the City would have the ability to waive all or portions of AB1600 fees in order to promote or encourage affordable housing. These decisions may be made on a case-by-case basis, depending on the nature and extent of the request waiver and the City's ability to provide adequate services without the AB1600 fee funding.

With the recently approved Community Spirit self-help housing project on Searls Avenue, the City Council agreed to finance the AB1600 fees. The fees would not be paid at the start of the project, but would be guaranteed through a deed of trust and note to the City. The fees, plus interest, would be paid to the City at the time of the first sale, provided sufficient equity existed in the home to pay the fees. This innovative approach to the fees forms the basis of a housing program in this element. As of the adoption of this element, the project proponent indicated that in the case of the Searls Avenue subdivision, they would pay the AB1600 fees in advance of the building permit issuance.

5.25 Permit Procedures

The City requires architectural approval for any exterior alterations to buildings throughout the City. This processing requires that the property owners submit building elevations and site plan along with a completed application form to City Hall in advance of Planning Commission meetings. Typical processing for architectural review takes two to three weeks to be completed. In the majority of instances, the Planning Commission is able to issue architectural approval at the first meeting. Occasionally, where the goals of the owner do not appear to be in the best interest of the neighborhood, additional time is required as the Planning Commission and owner negotiate compromises.

The citizens appear to desire this level of architectural restriction. The City has attempted to streamline this process by providing information on the types of architecture that is of interest to the City. The City currently exempts like-for-like repairs and improvements.

It appears that during the next five year planning process this policy of architectural review will continue. Occasionally, the requirements of the Planning Commission impact the cost of housing. In many cases, the changes requested by the Commission are simply design related without any significant impact on housing costs.

For larger projects, including multiple family and subdivision projects, the City requires an environmental review process as well as public hearings at the Planning Commission and sometimes the City Council levels. Again, the citizens of the community appear to support this process which gives neighborhoods the opportunity to monitor and comment on new projects that will affect them.

The typical processing time for infill projects is between three and five months. Much of this time is mandated by the California Environmental Quality Act and by other planning laws which sets forth time periods for public review and public notice periods. Permit processing time varies depending on the completeness of the application presented and the level of public controversy. The City does attempt to process applications efficiently and to communicate well with applicants. There is every likelihood that the current level of permit processing will remain.

The City Planner operates as a one-stop processing point for permits. All other departments and comments are coordinated through the City Planner. This provides a central point where applicants can work with the City. Occasionally the applicant is referred directly to the City Engineer or City Fire Department to work out details of the project. These departments are generally available to applicants and willing to provide timely responses to questions raised.

Non-Governmental

5.30 Financing

Conventional financing for home loans typically require that the owner provide a 20% down payment and the lending institution provides an 80% loan. This approach to conventional financing has widened the gap to home affordability by requiring large down payments and excessive monthly payments. Lending institutions have qualifying requirements for applicants and often the annual income of applicants is insufficient to meet the payments for new housing.

The frustrating aspect of this constraint is that there are numerous programs available to help first time and lower income home buyers. The difficulty that the City has is in investigating programs and disseminating information with respect to available purchase assistance programs. The City may need to rely on the County Housing Department or Housing Authority to assist with the dissemination of information about such programs.

Currently local banks have formed a coalition to investigate mechanisms by which these obstacles can be overcome. The Nevada County Business Association and other organizations are assisting in facilitating this discussion among lending institutions and they will also continue to disseminate information about available programs.

Based on the City's funding and staff limitations, it is most likely that the City can maintain a library containing information regarding available housing programs to be made available to citizens on request.

5.35 Land Cost

Land cost in Nevada City has been increasing excessively over the past five year period. The likelihood of further escalation of costs appears certain although there are brief fluctuations in the real estate market. The City does not have control over the cost of land. Surplus lands owned by the City seem limited or constrained in such a way that they are not well equipped to provide for affordable housing sites. The City attempts to address land costs problems by its use of density bonuses.

The City has also been careful with approving demolitions of buildings and with approving major additions to existing small homes. The direction of the General Plan and policymakers has been to attempt to conserve existing small housing stock in order to retain some affordability.

5.40 Construction Cost

Construction costs have also escalated dramatically over the past five year period. Continued escalation of costs appears likely. One issue which may affect construction costs is that there has been a movement in California to limit logging. Inevitably this will result in escalating lumber prices. Alternative construction materials may be forthcoming, however the City generally requires the use of traditional materials in keeping with the history of Nevada City.

The City has very little control over construction costs but can be mindful of this problem in conducting environmental and architectural review for proposed projects.

5.45 Housing Constraints Summary and Outlook

Overall, a number of factors contribute to housing constraints, as discussed above. These factors appear difficult to overcome in the 5 year planning period. Subsidy programs and other special funding sources offer the most hope for meeting housing needs. The public hearing process itself has proved to be a significant constraint to housing projects, with any given neighborhood objecting strongly to subsidized projects.

Based on citizen input and experience with past projects, Nevada City's best strategy to overcome constraints on housing development are to:

1. Enhance the Section 8 Rental Voucher Program through participation in an Area Housing Authority.

2. Participate in Community Development Block Grant programs that provide home improvement loans to provide needed maintenance and insulation on existing homes.
3. Conserve existing older homes through the use of a careful demolition policy.
4. Approve applications for subsidized housing projects and group facilities which are proposed in appropriate locations and on a scale commensurate with the size and scale of Nevada City.

GOALS, OBJECTIVES, AND PROGRAMS

Section 6.00

6.05 Introduction to Goals, Objectives, and Programs

This section of the Housing element identifies the goals, objectives, and programs to assist Nevada City's citizens in meeting their housing needs, based on the information developed in previous sections.

6.10 Housing Objectives

1. To provide adequate sites for a variety of types of housing for all income groups.
2. To maintain a low-density "rural residential" character in all areas that are not fully served by public water and sewer, or where that character pre-exists in the neighborhood.
3. To encourage development of appropriate housing in areas with adequate excess capacity in public services and facilities, including the circulation network.
4. To discourage housing in areas with inadequate service capacity, including road systems, sewer and water, schools, fire and police protection.
5. To accommodate a diversity of housing type and price within each neighborhood, without adverse effect on the historic and scenic quality of the town.
6. To reasonably protect residential neighborhoods from harmful effects of traffic, noise, and other intrusion.

6.15 Housing Policies

1. The City will consider a mix of housing types within a development, e.g. a single family lot area may contain some attached units.
2. The City will continue to allow second units on existing lots under zoning ordinance guidelines, and encourage such units to be accessible for the disabled.
3. The City will consider new mobile home development and manufactured housing if appropriate locations can be found that are screened from public view, do not require massive grading, and meet the other objectives of this element. The City

will consider any proposals to enhance or expand existing mobilehome parks including those located on Zion Street and Willow Valley Road.

4. The City will encourage the use of government assisted housing in appropriate locations and neighborhoods as such programs become available. Such projects should be of a small size, in keeping with the scale and population of Nevada City.
5. The City will promote equal housing opportunities in Nevada City by providing information on housing laws and refer complaints of housing discrimination to the appropriate state or federal agency. The City will work with the Nevada County Housing and Community Development Department and/or future Area Housing Authority in developing pro-active programs to display fair housing informational posters, distribute informational pamphlets, and encourage public service announcements through the local media.
6. The City will make annual reviews of the effectiveness of this program and make modifications as deemed appropriate.
7. The City will periodically review zoning and public service capacity to ensure that there is sufficient land appropriate for both single and multifamily housing.
8. The City will give first priority to infill sites within the current water and sewer service areas; second priority to those in future extensions of service areas.
9. In cooperation with Nevada County, require minimum lot sizes that are keyed to provision of public services.
10. Limit growth and allowable density in areas served by Boulder Street because of traffic capacity constraints.
11. Encourage innovative housing types that are both affordable to the full range of income groups and complementary to the character of the surrounding neighborhood (e.g., zero lot line, townhouse, planned unit development, garden apartment, etc.).
12. Require evaluation of proposals, especially commercial and industrial development, for their effect on the surrounding housing context and housing needs impact.
13. Participate with the Nevada County Housing Authority in programs that preserve and rehabilitate existing housing, enhance Federal and State funded rental

assistance vouchers, and other programs that disperse people needing housing assistance throughout the community.

6.20 Housing Programs

TABLE 8
HOUSING ACTION PROGRAM 1992-1997

Action Program	Target Objective	Agency	Funding	Time Frame
ORGANIZATION AND ADMINISTRATION				
Establish a joint housing committee force with Nevada County and Grass Valley.	Coordinate action concerning housing need in the area through participation in an Area Housing Authority.	City, Nevada County, and City of Grass Valley.	Housing program administrative funds and grants.	Ongoing throughout planning period.
Continue to identify nonprofit corporations to help implement new housing priorities.	Assistance with the Administration of Housing Action Program.	City and Nevada County.	General Fund.	Ongoing throughout planning period.
Review and update city and housing policy.	Periodic amendment of Housing Action Program; revision of Housing Element every 5 years	City.	General Fund or Grant funding.	Annually.
NEW CONSTRUCTION				
Ensure maximum opportunity for infill residential construction.	Retain current amount of R1 and R2 land inside city limits.	City.	None Required.	Ongoing throughout the Planning Period.

Action Program	Target Objective	Agency	Funding	Time Frame
Continue allowing density bonuses and other incentives to developers of affordable housing, in accordance with State law.	Increase in construction of units affordable to low-/middle-income households.	City.	Application Fees.	In response to applications for projects.
Consider waiving or financing AB1600 fees due from new units made available to very low or other low income households.	Work with applicants on a case-by-case basis to ease the cost of AB1600 fees for affordable homes.	City.	Application Fees.	In response to applications for projects.
Require the construction of disabled accessible new units.	Require 10% of unit in 10-unit+ projects to be accessible, and encourage accessibility in smaller projects.	City.	Permit Application fees.	Amend Ordinance in 1992-93.
Approve siting special quarters such as transitional housing and other facilities in appropriate locations under the City's conditional use permit process.	Site facilities near public services and transportation in appropriate neighborhoods and districts with a balance between meeting housing goals and protecting the character of neighborhoods.	City.	Permit Application fees.	This is enabled, and will continue through the element period.
Review all annexation proposals for their impact on housing. Consider requiring inclusionary zoning for significant above-moderate housing annexations. Consider placing new housing conditions on significant non-residential annexations.	Do not allow new annexations to significantly impact affordable housing needs of City.	City.	Application Fees.	In response to annexation requests.

Action Program	Target Objective	Agency	Funding	Time Frame
Assist sponsoring non-profits and other agencies in siting appropriate group home facilities in proportion to the needs of Nevada City.	Site small group facilities near transportation, shopping, services, and recreation.	City.	General Fund and Application Fees.	In response to Applications and inquiries.
Consider the use of inclusionary zoning, requiring that a certain percentage of units in certain sized projects be made affordable to target income groups.	Increase the affordable housing stock through private project subsidies.	City/private.	General fund/application fees.	Consider initiating zoning ordinance amendment in 1993.
Consider the use of City-owned property for the development of affordable housing projects if appropriate property can be identified. The City recognizes that the existing inventory of property may not provide appropriate sites.	Provide City assistance in reducing land costs for affordable housing projects, if possible.	City.	Land assets and available affordable housing assistance programs.	In response to requests from non-profit builders.
Consider a rezoning of the R2 zoned area along Searls Avenue between Gold Flat Road and Argall to R2-PD, to allow for infill housing within the urban concentration, recognizing constraints in this area created by existing construction, tree cover, frontage limitations and other conditions. This would begin with a study of unit potential.	Encouragement of innovative solutions to fulfill full range of housing needs and preserve environmental values.	City.	General Fund.	Consider initiating rezoning by 1994.

Action Program	Target Objective	Agency	Funding	Time Frame
PRESERVATION/REHABILITATION				
Review all residential demolition requests for their impact on affordable housing stock.	Avoid demolition of salvageable housing.	City.	General Fund.	In Response to Applications.
Prohibit the use of housing units for recreational rentals.	Maintain housing availability.	City.	General Fund.	Immediate.
Consider the conversion of unused portions of old Miners Hospital for senior citizen housing.	Meet housing needs while providing a viable use of this existing structure.	City/private.	Application fees.	In response to private sector application.
<ul style="list-style-type: none"> Identify priority areas. 	Field survey to inventory existing stock and needed improvements.	City and Nevada County.	General Fund or Grant Funds.	Completed survey with this element.
<ul style="list-style-type: none"> Identify sources of funding. 	Below-market interest funds for low-/medium-income owners.	City, Housing Authority, Non-Profits and banks.	General fund, program admin. funds, grants.	Complete survey by 1993 and update annually.
<ul style="list-style-type: none"> Apply for funding. 	Obtain CDBG or other rehabilitation funding.	City, Nevada County, Non-Profits.	General fund, grants, other sources.	Complete application by 1994.
<ul style="list-style-type: none"> Rehabilitate vacant units. 	Return 2 units/year to active housing market.	City, CDBG, Private, Non-Profits.	Same as Agency to left.	Ongoing throughout the Planning Period.

Action Program	Target Objective	Agency	Funding	Time Frame
RENTAL AND OWNERSHIP ASSISTANCE				
Expand Section 8 rental assistance vouchers.	More Section 8 certificates available.	City, Area Housing Authority.	Program admin. funds.	Ongoing through the Planning Period.
Promote equity-sharing programs.	Enable first-time buyers to afford homes.	City, Area Housing Authority.	General Fund, Grants, Non-Profits, Banks.	Ongoing through the Planning Period.
Require resale controls for new affordable units.	Continued affordability for low-/medium-income households.	City and Project Developers.	Application Fees.	Ongoing through the Planning Period.
Work with Nevada County Housing Authority to implement an active Fair Housing Program.	Public education of Fair Housing Law and referral of complaints to appropriate agencies.	City, Nevada County, and Non-Profits.	General Fund, Grant Funds, Admin. Funds.	Ongoing through the Planning period.
Increase participation in house-sharing program; information and referrals.	Encourage elderly to rent out unneeded portions of large houses to help increase affordable housing supply.	City, Nevada County, Non-Profits.	General Fund, and by other agencies.	Ongoing through the Planning Period.

LEGEND:

CDBG = Community Development Block Grant.

QUANTIFIED OBJECTIVES

Section 7.00

7.05 Introduction to Quantified Objectives

This section outlines specific, timed goals for providing housing during the planning period. Please also refer to the housing program section above for timing objectives for the programs outlined.

7.10 Quantified Objectives

TABLE 9
QUANTIFIED OBJECTIVES

Fiscal Year	Quantified Objectives
1992-1993	<ul style="list-style-type: none"> • Review 1990 Census Economic Data to determine whether amendments to the Housing Element are needed. • Work with Housing Authority to Implement a Joint Nevada County Fair Housing Program. • Work with Housing Authority to plan 5 year activity program, including estimated and timing and goals of CDBG and other funding applications. • Adopt a policy of encouraging all housing project applicants to provide at least some disabled accessible units. • Adopt a policy of scrutinizing the impact on affordable housing of proposed demolitions and major housing additions. • Work with Housing Authority and other sources to enhance the Section 8 rental assistance voucher program.

1993-1994	<ul style="list-style-type: none"> • Identify funding sources and application requirements. • Initiate a zoning ordinance amendment application requiring that 10 per cent of units in project containing more than 10 units be disabled accessible. • Strive for construction of 4 Very Low or Lower Income Units. • Strive for rehabilitation of 4 existing units. • Consider initiating a zoning ordinance change to provide for inclusionary zoning in certain sized housing projects.
1994-1995	<ul style="list-style-type: none"> • Consider initiating a zoning change of the Searls Avenue multi-family area and other appropriate areas to include the "-PD" planned-development combining district to allow for better in-fill development on existing lots. • Work with Housing Authority on CDBG housing rehabilitation grant to repair existing homes. • Revisit past year goals and explore reinforcing programs and pursuing new funding cycles. • Strive for construction of 4 Very Low or Lower Income Units. • Strive for rehabilitation of 4 existing units.
1995-1996	<ul style="list-style-type: none"> • Begin compiling data for major housing element update. • Evaluate unit goals and explore ways to assist in meeting goals, if goals have not been met. • Strive for construction of 4 Very Low or Lower Income Units. • Strive for rehabilitation of 4 existing units.
1996-1997	<ul style="list-style-type: none"> • Complete Housing Element Update. • Strive for construction of 4 Very Low or Lower Income Units. • Strive for rehabilitation of 4 existing units.

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TECHNICAL APPENDIX
Section 8.00

Analysis of Available
1990 Census Data

P1. PERSONS UNIVERSE: PERSONS		P5. SEX UNIVERSE: PERSONS		P2. FAMILIES UNIVERSE: FAMILIES		P17. PERSONS IN FAMILIES UNIVERSE: PERSONS IN FAMILIES		P17A. PERSONS PER FAMILY UNIVERSE: FAMILIES	
TOTAL POPULATION	2,855	MALE	1,400 49.0%	TOTAL	752	PERSONS IN FAMILIES	2,094	PERSONS PER FAMILY	2.78
		FEMALE	1,455 51.0%						
IN HOUSEHOLDS	2,807	P15A. PERSONS IN GROUP QTRS. UNIVERSE: PERSONS		P3. HOUSEHOLDS UNIVERSE: HOUSEHOLDS		H19. PERSONS IN HOUSEHOLDS UNIVERSE: PERSONS IN HHLDS.		H17A. PERSONS PER HOUSEHOLD UNIVERSE: HOUSEHOLDS	
IN FAMILY HOUSEHOLDS	2,094								
IN NONFAMILY HOUSEHOLDS	713								
IN GROUP QUARTERS	48	IN GROUP QTRS.	48	TOTAL	1,289	PERSONS IN HHLDS.	2,807	PERSONS PER HOUSEHOLD	2.18

P11. PERSONS BY AGE AND SEX
UNIVERSE: PERSONS

	TOTAL	MALE	FEMALE
TOTAL PERSONS....	2,855 100.0%	1,400 100.0%	1,455 100.0%
UNDER 5 YEARS....	164 5.7%	96 6.9%	68 4.7%
UNDER 18 YEARS....	622 21.8%	349 24.9%	273 18.8%
OVER 55 YEARS....	781 27.4%	317 22.6%	464 31.9%
OVER 62 YEARS....	616 21.6%	241 17.2%	375 25.8%
OVER 65 YEARS....	545 19.1%	212 15.1%	333 22.9%
UNDER 1 YEAR.....	25 0.9%	16 1.1%	9 0.6%
1 AND 2 YEARS.....	75 2.6%	41 2.9%	34 2.3%
3 AND 4 YEARS....	64 2.2%	39 2.8%	25 1.7%
5 YEARS.....	36 1.3%	19 1.4%	17 1.2%
6 YEARS.....	36 1.3%	17 1.2%	19 1.3%
7 TO 9 YEARS.....	116 4.1%	60 4.3%	56 3.8%
10 AND 11 YEARS..	77 2.7%	46 3.3%	31 2.1%
12 AND 13 YEARS..	72 2.5%	40 2.9%	32 2.2%
14 YEARS.....	27 0.9%	19 1.4%	8 0.5%
15 YEARS.....	25 0.9%	15 1.1%	10 0.7%
16 YEARS.....	36 1.3%	18 1.3%	18 1.2%
17 YEARS.....	33 1.2%	19 1.4%	14 1.0%
18 YEARS.....	26 0.9%	14 1.0%	12 0.8%
19 YEARS.....	27 0.9%	16 1.1%	11 0.8%
20 YEARS.....	24 0.8%	13 0.9%	11 0.8%
21 YEARS.....	17 0.6%	7 0.5%	10 0.7%
22 TO 24 YEARS...	77 2.7%	44 3.1%	33 2.3%
25 TO 29 YEARS...	135 4.7%	73 5.2%	62 4.3%
30 TO 34 YEARS...	189 6.6%	89 6.4%	100 6.9%
35 TO 39 YEARS...	287 10.1%	134 9.6%	153 10.5%
40 TO 44 YEARS...	324 11.3%	165 11.8%	159 10.9%
45 TO 49 YEARS...	205 7.2%	104 7.4%	101 6.9%
50 TO 54 YEARS...	141 4.9%	75 5.4%	66 4.5%
55 TO 59 YEARS...	123 4.3%	51 3.6%	72 4.9%
60 AND 61 YEARS..	42 1.5%	25 1.8%	17 1.2%
62 TO 64 YEARS...	71 2.5%	29 2.1%	42 2.9%
65 TO 69 YEARS...	135 4.7%	59 4.2%	76 5.2%
70 TO 74 YEARS...	146 5.1%	57 4.1%	89 6.1%
75 TO 79 YEARS...	118 4.1%	45 3.2%	73 5.0%
80 TO 84 YEARS...	94 3.3%	31 2.2%	63 4.3%
85 YEARS AND OVER	52 1.8%	20 1.4%	32 2.2%

P6+7. RACE UNIVERSE: PERSONS			
TOTAL	2,855 100.0%		
WHITE	2,795 97.9%		
BLACK	6 0.2%		
AMERICAN INDIAN, ESKIMO, OR ALEUT	32 1.1%		
American Indian			32 1.1%
Eskimo			0 0.0%
Aleut			0 0.0%
ASIAN OR PACIFIC ISLANDER	12 0.4%		
Asian		11 0.4%	
Japanese			6 0.2%
Chinese			1 0.0%
Filipino			3 0.1%
Korean			0 0.0%
Asian Indian			0 0.0%
Vietnamese			0 0.0%
Cambodian			1 0.0%
Hmong			0 0.0%
Laotian			0 0.0%
Thai			0 0.0%
Other Asian			0 0.0%
Pacific Islander		1 0.0%	
Polynesian			1 0.0%
Hawaiian			1 0.0%
Samoan			0 0.0%
Tongan			0 0.0%
Other Polynesian			0 0.0%
Micronesian			0 0.0%
Guamanian			0 0.0%
Other Micronesian			0 0.0%
Melanesian			0 0.0%
Pacific Islander not specified			0 0.0%
OTHER RACE	10 0.4%		

P28. GROUP QUARTERS UNIVERSE: PERSONS IN GROUP QUARTERS			
INSTITUTIONALIZED PERSONS	48 100.0%	NONINSTITUTIONALIZED PERSONS	0 0.0%
CORRECTIONAL INSTITUTIONS	48 100.0%	COLLEGE DORMITORIES	0 0.0%
NURSING HOMES	0 0.0%	MILITARY QUARTERS	0 0.0%
PSYCHIATRIC HOSPITALS	0 0.0%	HOMELESS IN EMERGENCY SHELTERS	0 0.0%
JUVENILE INSTITUTIONS	0 0.0%	HOMELESS VISIBLE NEAR STREETS	0 0.0%
OTHER INSTITUTIONS	0 0.0%	OTHER NONINSTITUTIONAL	0 0.0%

P14. SEX BY MARITAL STATUS

UNIVERSE: PERSONS 15 YEARS & OVER
TOTAL

	TOTAL		MALE		FEMALE	
TOTAL PERSONS	2,327	100.0%	1,103	100.0%	1,224	100.0%
NEVER MARRIED	513	22.0%	295	26.7%	218	17.8%
NOW MARRIED,						
NOT SEPARATED	1,116	48.0%	566	51.3%	550	44.9%
SEPARATED	69	3.0%	37	3.4%	32	2.6%
WIDOWED	229	9.8%	40	3.6%	189	15.4%
DIVORCED	400	17.2%	165	15.0%	235	19.2%

P24+25. HOUSEHOLDS BY HOUSEHOLD SIZE AND MEMBER OF HOUSEHOLDER 60+ OR 65+

UNIVERSE: HOUSEHOLDS

	HHLDS. W/ PERSONS 60+		HHLDS. W/O PERSONS 60+	
TOTAL HOUSEHOLDS	477	100.0%	812	100.0%
1 PERSON IN HOUSEHOLD	218	45.7%	244	30.0%
2 OR MORE PERSONS IN HOUSEHOLD	259	54.3%	568	70.0%
Family Households	245	51.4%	507	62.4%
Nonfamily Households	14	2.9%	61	7.5%

	HHLDS. W/ PERSONS 65+		HHLDS. W/O PERSONS 65+	
TOTAL HOUSEHOLDS	407	100.0%	882	100.0%
1 PERSON IN HOUSEHOLD	191	46.9%	271	30.7%
2 OR MORE PERSONS IN HOUSEHOLD	216	53.1%	611	69.3%
Family Households	206	50.6%	546	61.9%
Nonfamily Households	10	2.5%	65	7.4%

P27. HOUSEHOLD SIZE BY TYPE

UNIVERSE: HOUSEHOLDS	TOTAL HHLS	FAMILY HOUSEHOLDS		NONFAMILY HOUSEHOLDS	
TOTAL	1,289	752	100.0%	537	100.0%
1-PERSON HOUSEHOLD	462	NA		462	86.0%
2-PERSON HOUSEHOLD	446	385	51.2%	61	11.4%
3-PERSON HOUSEHOLD	180	170	22.6%	10	1.9%
4-PERSON HOUSEHOLD	123	119	15.8%	4	0.7%
5-PERSON HOUSEHOLD	59	59	7.8%	0	0.0%
6-PERSON HOUSEHOLD	11	11	1.5%	0	0.0%
7-PERSON HOUSEHOLD	8	8	1.1%	0	0.0%

P8+10. PERSONS OF ALL RACES BY HISPANIC STATUS

UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

P22. RELATIONSHIP TO HOUSEHOLDER OF PERSONS UNDER 18 BY AGE

UNIVERSE: PERSONS UNDER 18 YEARS

PERSONS UNDER 18 YEARS	622	100.0%
HOUSEHOLDER OR SPOUSE	2	0.3%
RELATED CHILD	603	96.9%
Child with 1 or Both Parents	568	91.3%
Under 3 years	89	14.3%
3 and 4 years	58	9.3%
5 years	34	5.5%
6 TO 11 years	211	33.9%
12 TO 13 years	68	10.9%
14 years	26	4.2%
15 TO 17 YEARS	82	13.2%
Child with Relatives but neither Parent	35	5.6%
Under 3 years	10	1.6%
3 TO 4 years	2	0.3%
5 years	2	0.3%
6 TO 11 years	11	1.8%
12 TO 13 years	4	0.6%
14 years	0	0.0%
15 TO 17 years	6	1.0%
NONRELATIVE-not w/any relatives	17	2.7%
Under 3 years	1	0.2%
3 and 4 years	4	0.6%
5 years	0	0.0%
6 TO 11 years	7	1.1%
12 TO 13 years	0	0.0%
14 years	1	0.2%
15 TO 17 years	4	0.6%
IN GROUP QUARTERS	0	0.0%
Institutionalized Persons	0	0.0%
Under 3 years	0	0.0%
3 TO 4 years	0	0.0%
5 years	0	0.0%
6 TO 11 years	0	0.0%
12 TO 13 years	0	0.0%
14 years	0	0.0%
15 TO 17 years	0	0.0%
Noninstitutionalized Persons	0	0.0%
Under 3 years	0	0.0%
3 and 4 years	0	0.0%
5 years	0	0.0%
6 TO 11 years	0	0.0%
12 TO 13 years	0	0.0%
14 years	0	0.0%
15 TO 17 years	0	0.0%

P9. HISPANIC ORIGIN BY COUNTRY

UNIVERSE: PERSONS OF HISPANIC ORIGIN

TOTAL	94	61.7%	MEXICAN	58	61.7%	PUERTO RICAN	6	6.4%
			CUBAN	1	1.1%	OTHER HISPANIC	29	30.9%

P15. HOUSEHOLD TYPE AND RELATIONSHIP
UNIVERSE: PERSONS

TOTAL PERSONS	2,855	100.0%		
IN FAMILY HOUSEHOLDS	2,177	76.3%		
Householder			752	26.3%
Spouse			532	18.6%
Child			710	24.9%
Natural-born or Adopted				
Step Child			663	23.2%
Grandchild			47	1.6%
Other Relatives			37	1.3%
Nonrelatives			63	2.2%
IN NONFAMILY HOUSEHOLDS	630	22.1%	83	2.9%
Householder Living Alone			462	16.2%
Householder Not Living Alone			75	2.6%
Nonrelatives			93	3.3%
IN GROUP QUARTERS	48	1.7%		
Institutionalized Persons			48	1.7%
Noninstitutionalized Persons			0	0.0%

P21. HOUSEHOLD TYPE AND RELATIONSHIP
UNIVERSE: PERSONS UNDER 18 YEARS

TOTAL PERSONS UNDER 18 YEARS	622	100.0%		
IN HOUSEHOLDS	622	100.0%		
Householder Or Spouse			2	0.3%
Own Child in Married-Couple Family			363	58.4%
Own Child in Other Family			205	33.0%
Male Hldr., No Wife Present			50	8.0%
Female Hldr., No Hus. Present			155	24.9%
Other Relatives			35	5.6%
Nonrelatives			17	2.7%
IN GROUP QUARTERS	0	0.0%		
Institutionalized Persons			0	0.0%
Noninstitutionalized Persons			0	0.0%

P18. PRESENCE OF HOUSEHOLD MEMBERS UNDER 18 YEARS BY HOUSEHOLD TYPE
UNIVERSE: HOUSEHOLDS

	1+ PERSON <18 IN HHLD.		NO PERSON <18 IN HHLD.	
TOTAL HOUSEHOLDS	360	100.0%	929	100.0%
FAMILY HOUSEHOLDS	356	98.9%	396	42.6%
Married-Couple Families	206	57.2%	326	35.1%
Other Family Households	150	41.7%	70	7.5%
Male Hldr., No Wife Present	33	9.2%	23	2.5%
Female Hldr. No Hus. Present	117	32.5%	47	5.1%
NONFAMILY HOUSEHOLDS	4	1.1%	533	57.4%
Male Householder	3	0.8%	214	23.0%
Female Householder	1	0.3%	319	34.3%

P16. HOUSEHOLD SIZE AND HOUSEHOLD TYPE
UNIVERSE: HOUSEHOLDS

TOTAL HOUSEHOLDS	1,289	100.0%		
1-PERSON HOUSEHOLDS	462	35.8%		
Male Householder			176	13.7%
Female Householder			286	22.2%
2 OR MORE PERSON HOUSEHOLDS	827	64.2%		
Family Households	752	58.3%		
Married-Couple Family			532	41.3%
Related Children Present			205	15.9%
No Related Children Present			327	25.4%
Other Family			220	17.1%
Male Householder, No Wife Present			56	4.3%
Related Children Present			33	2.6%
No Related Children Present			23	1.8%
Female Householder, No Husband Present			164	12.7%
Related Children Present			116	9.0%
No Related Children Present			48	3.7%
Nonfamily Households	75	5.8%		
Male Householder			41	3.2%
Female Householder			34	2.6%

P23. HOUSEHOLD TYPE AND RELATIONSHIP
UNIVERSE: PERSONS 65 YEARS AND OVER

PERSONS OVER 65 YEARS IN HOUSEHOLDS	545	100.0%		
IN FAMILY HOUSEHOLDS	339	62.2%		
Householder			180	33.0%
Spouse			124	22.8%
Other Relatives			29	5.3%
Nonrelatives			6	1.1%
IN NONFAMILY HOUSEHOLDS	206	37.8%		
Male Householder			42	7.7%
Living Alone			39	7.2%
Not Living Alone			3	0.6%
Female Householder			159	29.2%
Living Alone			152	27.9%
Not Living Alone			7	1.3%
Nonrelatives			5	0.9%
IN GROUP QUARTERS	0	0.0%		
Institutionalized Persons			0	0.0%
Noninstitutionalized Persons			0	0.0%

P26. PRESENCE OF NONRELATIVES
UNIVERSE: HOUSEHOLDS

HOUSEHOLDS WITH 1 OR MORE NONRELATIVES	140	10.9%
HOUSEHOLDS WITH NO NONRELATIVES	1,149	89.1%

H1. HOUSING UNITS BY URBAN AND RURAL
UNIVERSE: HOUSING UNITS

TOTAL HOUSING UNITS	1,399	100.0%
OCCUPIED HOUSING UNITS	1,289	92.1%
OWNER-OCCUPIED UNITS	751	58.3%
RENTER-OCCUPIED UNITS	538	41.7%
VACANT HOUSING UNITS	110	7.9%

H2. OCCUPANCY STATUS
UNIVERSE: HOUSING UNITS

OCCUPIED UNITS	1,289	92.1%
VACANT UNITS	110	7.9%

H17A. PERSONS PER OCCUPIED HOUSING UNIT
UNIVERSE: OCCUPIED HOUSING UNITS

PERSONS PER OCCUPIED UNIT	2.18
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H3. TENURE
UNIVERSE: OCCUPIED HOUSING UNITS

OWNER-OCCUPIED UNITS	751	58.3%
RENTER-OCCUPIED UNITS	538	41.7%

H18A. PERSONS PER OCCUPIED HOUSING UNIT BY TENURE
UNIVERSE: OCCUPIED HOUSING UNITS

OWNER-OCCUPIED	2.26
RENTER-OCCUPIED	2.07

H9. TENURE BY RACE OF HOUSEHOLDER
UNIVERSE: OCCUPIED HOUSING UNITS

	TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED
TOTAL UNITS	1,289	100.0%	751	100.0%	538
WHITE HOUSEHOLDER UNITS	1,271	98.6%	746	99.3%	525
BLACK HOUSEHOLDER UNITS	2	0.2%	0	0.0%	2
AMERICAN INDIAN, ESKIMO, OR ALEUT	10	0.8%	4	0.5%	6
ASIAN OR PACIFIC ISLANDER HLDR.	3	0.2%	0	0.0%	3
OTHER RACE HOUSEHOLDER UNITS	3	0.2%	1	0.1%	2

H10. HOUSEHOLDER NOT OF HISPANIC ORIGIN
UNIVERSE: UNITS WITH HOUSEHOLDERS NOT OF HISPANIC ORIGIN

TOTAL UNITS WITH NONHISPANIC HOUSEHOLDERS	1,251	100.0%
UNITS WITH WHITE NONHISPANIC HOUSEHOLDERS	1,237	98.9%
UNITS WITH BLACK NONHISPANIC HOUSEHOLDERS	2	0.2%
UNITS WITH AMERICAN INDIAN, ESKIMO, ALEUT NONHISPANIC HOUSEHOLDERS	9	0.7%
UNITS WITH ASIAN OR PAC. ISLANDER NONHISPANIC HOUSEHOLDERS	3	0.2%
UNITS WITH OTHER RACE NONHISPANIC HOUSEHOLD	0	0.0%

H12. TENURE BY AGE OF HOUSEHOLDER
UNIVERSE: OCCUPIED HOUSING UNITS

	TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED
TOTAL UNITS	1,289	100.0%	751	100.0%	538
HLDR. 15 TO 24 YEARS	39	3.0%	3	0.4%	36
HLDR. 25 TO 34 YEARS	150	11.6%	34	4.5%	116
HLDR. 35 TO 44 YEARS	349	27.1%	153	20.4%	196
HLDR. 45 TO 54 YEARS	224	17.4%	149	19.8%	75
HLDR. 55 TO 64 YEARS	146	11.3%	109	14.5%	37
HLDR. 65 TO 74 YEARS	181	14.0%	148	19.7%	33
HLDR. 75 YEARS AND OVER	200	15.5%	155	20.6%	45

H29. MEAN VALUE BY UNITS IN STRUCTURE
UNIVERSE: OWNER-OCCUPIED HOUSING UNITS

TOTAL OWNER-OCCUPIED UNITS	\$ 175,766
UNITS IN 1-UNIT STRUCTURES	\$ 176,754
DETACHED	\$ 177,952
ATTACHED	\$ 158,779
UNITS IN 2-UNIT STRUCTURES	\$ 161,111
UNITS IN 3 OR MORE UNIT STRUCTURES	\$ 129,722
MOBILE HOME OR TRAILER	\$ 47,083
OTHER UNITS (HOUSE BOAT, ETC.)	\$ 215,417

H41+42+43+44. UNITS IN STRUCTURE
UNIVERSE: HOUSING UNITS

	TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED	VACANT UNITS	TOTAL UNITS	OWNER	RENTER
TOTAL UNITS	1,289	100.0%	751	100.0%	538	110	100.0%	2.26	2.07
UNITS IN 1-UNIT STRUCTURES	960	74.5%	688	91.6%	272	78	70.9%	2.31	2.42
DETACHED	892	69.2%	645	85.9%	247	75	68.2%	2.35	2.44
ATTACHED	68	5.3%	43	5.7%	25	3	2.7%	1.84	2.20
UNITS IN 2-UNIT STRUCTURES	68	5.3%	9	1.2%	59	3	2.7%	2.11	1.64
UNITS IN 3-4 UNIT STRUCTURES	111	8.6%	14	1.9%	97	6	5.5%	1.86	1.82
UNITS IN 5-9 UNIT STRUCTURES	50	3.9%	0	0.0%	50	0	0.0%	.	1.96
UNITS IN 10-19 UNIT STRUCTURES	29	2.2%	4	0.5%	25	1	0.9%	1.75	1.28
UNITS IN 20-49 UNIT STRUCTURES	0	0.0%	0	0.0%	0	0	0.0%	.	.
UNITS IN 50 OR MORE UNIT STRUCT.	0	0.0%	0	0.0%	0	0	0.0%	.	.
MOBILE HOME OR TRAILER	37	2.9%	30	4.0%	7	2	1.8%	1.33	1.86
OTHER UNITS (HOUSE BOATS, ETC.)	34	2.6%	6	0.8%	28	20	18.2%	2.00	1.32

H13. ROOMS	UNIVERSE: HOUSING UNITS	
TOTAL UNITS	1,399	100.0%
UNITS WITH 1 ROOM	63	4.5%
UNITS WITH 2 ROOMS	63	4.5%
UNITS WITH 3 ROOMS	143	10.2%
UNITS WITH 4 ROOMS	279	19.9%
UNITS WITH 5 ROOMS	310	22.2%
UNITS WITH 6 ROOMS	226	16.2%
UNITS WITH 7 ROOMS	152	10.9%
UNITS WITH 8 ROOMS	81	5.8%
UNITS WITH 9 OR MORE ROOMS	82	5.9%

H16. MEAN ROOMS PER UNIT BY VACANCY STATUS	UNIVERSE: VACANT HOUSING UNITS	
MEAN ROOMS PER VACANT UNIT	4.48	
UNITS FOR RENT	2.72	
UNITS FOR SALE ONLY	6.25	
RENTED OR SOLD, NOT OCCUPIED	3.50	
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE	5.11	
UNITS FOR MIGRANT WORKERS	.	
OTHER VACANT UNITS	4.87	

H5. VACANCY STATUS	UNIVERSE: VACANT HOUSING UNITS	
TOTAL VACANT UNITS	110	100.0%
FOR RENT	32	29.1%
FOR SALE ONLY	16	14.5%
RENTED OR SOLD, NOT OCCUPIED	2	1.8%
FOR SEASONAL, RECREATIONAL OR OCCASIONAL USE	28	25.5%
FOR MIGRANT WORKERS	0	0.0%
OTHER VACANT	32	29.1%

H14+15. MEAN ROOMS PER UNIT BY TENURE	TOTAL UNITS		TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED	
MEAN ROOMS PER UNIT	5.13		5.18		5.96		4.09	

H17+18. TENURE BY PERSONS IN UNIT	UNIVERSE: OCCUPIED HOUSING UNITS		TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED	
TOTAL UNITS	1,289	100.0%	751	100.0%	538	100.0%		
1 PERSON IN UNIT	462	35.8%	236	31.4%	226	42.0%		
2 PERSONS IN UNIT	446	34.6%	289	38.5%	157	29.2%		
3 PERSONS IN UNIT	180	14.0%	99	13.2%	81	15.1%		
4 PERSONS IN UNIT	123	9.5%	74	9.9%	49	9.1%		
5 PERSONS IN UNIT	59	4.6%	38	5.1%	21	3.9%		
6 PERSONS IN UNIT	11	0.9%	10	1.3%	1	0.2%		
7 PERSONS IN UNIT	8	0.6%	5	0.7%	3	0.6%		

H21+22. TENURE BY PERSONS PER ROOM	UNIVERSE: OCCUPIED HOUSING UNITS		TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED	
TOTAL UNITS	1,289	100.0%	751	100.0%	538	100.0%		
UNITS WITH <0.50 PERS. PER ROOM	952	73.9%	608	81.0%	344	63.9%		
0.51 TO 1.00 PERSONS PER ROOM	308	23.9%	137	18.2%	171	31.8%		
1.01 TO 1.50 PERSONS PER ROOM	14	1.1%	4	0.5%	10	1.9%		
1.51 TO 2.00 PERSONS PER ROOM	13	1.0%	2	0.3%	11	2.0%		
2.01 OR MORE PERSONS PER UNIT	2	0.2%	0	0.0%	2	0.4%		

H10+11. TENURE BY HISPANIC HOUSEHOLDER	UNIVERSE: OCCUPIED HOUSING UNITS		TOTAL OCCUPIED		OWNER-OCCUPIED		RENTER-OCCUPIED	
TOTAL UNITS W\HISPANIC HLDRS.	38	100.0%	21	100.0%	17	100.0%		
W\ WHITE HISPANIC HOUSEHOLDERS	34	89.5%	20	95.2%	14	82.4%		
W\ BLACK HISPANIC HOUSEHOLDERS	0	0.0%	0	0.0%	0	0.0%		
W\ AM.INDIAN, ESKIMO, ALEUT HISP.	1	2.6%	0	0.0%	1	5.9%		
W\ ASIAN, PAC. IS. HISPANIC HLDRS	0	0.0%	0	0.0%	0	0.0%		
W\ OTHER RACE HISPANIC HLDRS.	3	7.9%	1	4.8%	2	11.8%		

H40. VACANCY STATUS BY DURATION OF VACANCY	UNIVERSE: VACANT HOUSING UNITS	
UNITS FOR RENT	32	100.0%
LESS THAN 2 MONTHS	21	65.6%
2 UP TO 6 MONTHS	6	18.8%
6 OR MORE MONTHS	5	15.6%

UNITS FOR SALE ONLY	16	100.0%
LESS THAN 2 MONTHS	0	0.0%
2 UP TO 6 MONTHS	10	62.5%
6 OR MORE MONTHS	6	37.5%

OTHER VACANT UNITS	62	100.0%
LESS THAN 2 MONTHS	12	19.4%
2 UP TO 6 MONTHS	14	22.6%
6 OR MORE MONTHS	36	58.1%

H7. USUAL HOME ELSEWHERE	UNIVERSE: VACANT HOUSING UNITS	
VACANT, USUAL HOME ELSEWHERE	17	15.5%
ALL OTHER VACANT	93	84.5%

H6. BOARDED-UP STATUS	UNIVERSE: VACANT HOUSING UNITS	
BOARDED UP	5	2.7%
NOT BOARDED UP	107	97.3%

H39. AGE OF HOUSEHOLDER BY MEALS INCLUDED IN RENT	UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS		UNDER 65 YEARS		65 YEARS AND OVER	
TOTAL UNITS	452	100.0%	76	100.0%		
WITH CASH RENT	435	96.2%	67	88.2%		
MEALS INCLUDED	1	0.2%	0	0.0%		
NO MEALS	434	96.0%	67	88.2%		
NO CASH RENT	17	3.8%	9	11.8%		

H23. VALUE
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

TOTAL SPECIFIED OWNER-OCC. UNITS	643	100.0%
LESS THAN \$15,000	1	0.2%
\$15,000 TO \$19,999	0	0.0%
\$20,000 TO \$24,999	0	0.0%
\$25,000 TO \$29,999	0	0.0%
\$30,000 TO \$34,999	2	0.3%
\$35,000 TO \$39,999	2	0.3%
\$40,000 TO \$44,999	1	0.2%
\$45,000 TO \$49,999	2	0.3%
\$50,000 TO \$59,999	11	1.7%
\$60,000 TO \$74,999	19	3.0%
\$75,000 TO \$99,999	91	14.2%
\$100,000 TO \$124,999	90	14.0%
\$125,000 TO \$149,999	99	15.4%
\$150,000 TO \$174,999	84	13.1%
\$175,000 TO \$199,999	56	8.7%
\$200,000 TO \$249,999	74	11.5%
\$250,000 TO \$299,999	53	8.2%
\$300,000 TO \$399,999	38	5.9%
\$400,000 TO \$499,999	11	1.7%
\$500,000 OR MORE	9	1.4%
MEAN VALUE	\$ 175,766	
MEDIAN VALUE	\$ 151,000	

H32. CONTRACT RENT
UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS

TOTAL SPECIFIED RENTER-OCCUPIED	528	100.0%
NO CASH RENT	26	4.9%
WITH CASH RENT	502	95.1%
LESS THAN \$100	3	0.6%
\$100 TO \$149	4	0.8%
\$150 TO \$199	14	2.7%
\$200 TO \$249	27	5.1%
\$250 TO \$299	37	7.0%
\$300 TO \$349	61	11.6%
\$350 TO \$399	45	8.5%
\$400 TO \$449	54	10.2%
\$450 TO \$499	35	6.6%
\$500 TO \$549	37	7.0%
\$550 TO \$599	61	11.6%
\$600 TO \$649	39	7.4%
\$650 TO \$699	35	6.6%
\$700 TO \$749	17	3.2%
\$750 TO \$999	31	5.9%
\$1,000 OR MORE	2	0.4%
MEAN CONTRACT RENT	\$ 476	
MEDIAN CONTRACT RENT (50TH PERCENTILE)	\$ 459	

H25. RACE OF HOUSEHOLDER
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

TOTAL UNITS SPECIFYING VALUE	643	100.0%
WHITE	639	99.4%
BLACK	0	0.0%
AM. INDIAN, ESKIMO, ALEUT	3	0.5%
ASIAN OR PACIFIC ISLANDER	0	0.0%
OTHER RACE	1	0.2%

H26. MEAN VALUE BY RACE OF HOUSEHOLDER
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

TOTAL	\$ 175,766
WHITE	\$ 175,841
BLACK	\$.
AM. INDIAN, ESKIMO, OR ALEUT	\$ 172,500
ASIAN OR PACIFIC ISLANDER	\$.
OTHER RACE	\$ 137,500

H23A+C. QUARTILE VALUE
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

VALUE AT 75TH PERCENTILE	\$ 216,400
VALUE AT 50TH PERCENTILE	\$ 151,000
VALUE AT 25TH PERCENTILE	\$ 108,800

H34. RACE OF HOUSEHOLDER
UNIVERSE: SPECIFIED RENTER-OCC. UNITS W/CASH RENT

TOTAL UNITS SPECIFYING RENT	502	100.0%
WHITE	491	97.8%
BLACK	2	0.4%
AM. INDIAN, ESKIMO OR ALEUT	4	0.8%
ASIAN OR PACIFIC ISLANDER	3	0.6%
OTHER RACE	2	0.4%

H35. MEAN CONTRACT RENT BY RACE OF HOUSEHOLDER
UNIVERSE: SPECIFIED RENTER-OCC. UNITS W/CASH RENT

TOTAL	\$ 476
WHITE	\$ 476
BLACK	\$ 506
AM. INDIAN, ESKIMO OR ALEUT	\$ 432
ASIAN OR PACIFIC ISLANDER	\$ 521
OTHER RACE	\$ 513

H32A+C. QUARTILE CONTRACT RENT
UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS

RENT AT 75TH PERCENTILE	\$ 599
RENT AT 25TH PERCENTILE	\$ 333

H27. OWNER-OCCUPIED UNITS BY HISPANIC STATUS
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

HOUSEHOLDER OF HISPANIC ORIGIN	21	3.3%
HOUSEHOLDER NOT OF HISPANIC ORIGIN	622	96.7%

H28. MEAN VALUE BY HISPANIC STATUS
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

MEAN VALUE OF HISPANIC HOUSEHOLDER UNITS	\$147,619
MEAN VALUE OF NONHISPANIC HOUSEHOLDER UNITS	\$176,716

H36. RENTER-OCCUPIED UNITS BY HISPANIC STATUS
UNIVERSE: SPEC. RENTER-OCC. UNITS PAYING CASH RENT

HOUSEHOLDER OF HISPANIC ORIGIN	15	3.0%
HOUSEHOLDER NOT OF HISPANIC ORIGIN	487	97.0%

H37. MEAN CONTRACT RENT BY HISPANIC STATUS
UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS

MEAN CONTRACT RENT OF HISPANIC UNITS	\$ 428
MEAN CONTRACT RENT OF NONHISPANIC UNITS	\$ 478

H38. MEAN CONTRACT RENT OF SELECTED VACANT UNITS
UNIVERSE: SPECIFIED HOUSING UNITS

MEAN CONTRACT RENT, VACANT-FOR-RENT UNITS	\$ 590
MEAN VALUE OF VACANT-FOR-SALE ONLY	\$219,500

P19. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HOUSEHOLDS

TOTAL HOUSEHOLDS	1,289	100.0%
FAMILY HOUSEHOLDS	752	58.3%

Married Couple Family	532	41.3%
with related children	205	15.9%
no related children	327	25.4%

Other Family Households	220	17.1%
Male Hldr., No Wife Present	56	4.3%
with related children	33	2.6%
no related children	23	1.8%
Female Hldr., No Husband Present	164	12.7%
with related children	116	9.0%
no related children	48	3.7%

NONFAMILY HOUSEHOLDS	537	41.7%
Householder Living Alone	462	35.8%
Householder Not Living Alone	75	5.8%

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			H9. TENURE BY RACE OF HOUSEHOLDER UNIVERSE: HOUSEHOLDERS			OWNER	RENTER
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL HOUSEHOLDERS	751	538		
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	WHITE HOUSEHOLDERS	746	525		
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	BLACK HOUSEHOLDERS	0	2		
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	AM. INDIAN, ESKIMO, ALEUT	4	6		
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%	ASIAN OR PAC ISLANDER	0	3		
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%	OTHER RACE HOUSEHOLDERS	1	2		

P12. PERSONS BY AGE AND SEX
UNIVERSE: WHITE PERSONS

	TOTAL	MALE	FEMALE
TOTAL.....	2,795 100.0%	1,368 100.0%	1,427 100.0%
UNDER 5 YEARS....	160 5.7%	94 6.9%	66 4.6%
UNDER 18 YEARS...	601 21.5%	338 24.7%	263 18.4%
OVER 55 YEARS....	773 27.7%	315 23.0%	458 32.1%
OVER 62 YEARS....	610 21.8%	239 17.5%	371 26.0%
OVER 65 YEARS....	540 19.3%	211 15.4%	329 23.1%
UNDER 1 YEAR.....	25 0.9%	16 1.2%	9 0.6%
1 AND 2 YEARS....	72 2.6%	40 2.9%	32 2.2%
3 AND 4 YEARS....	63 2.3%	38 2.8%	25 1.8%
5 YEARS.....	34 1.2%	17 1.2%	17 1.2%
6 YEARS.....	35 1.3%	17 1.2%	18 1.3%
7 TO 9 YEARS.....	113 4.0%	58 4.2%	55 3.9%
10 AND 11 YEARS..	74 2.6%	45 3.3%	29 2.0%
12 AND 13 YEARS..	68 2.4%	38 2.8%	30 2.1%
14 YEARS.....	27 1.0%	19 1.4%	8 0.6%
15 YEARS.....	24 0.9%	15 1.1%	9 0.6%
16 YEARS.....	34 1.2%	17 1.2%	17 1.2%
17 YEARS.....	32 1.1%	18 1.3%	14 1.0%
18 YEARS.....	26 0.9%	14 1.0%	12 0.8%
19 YEARS.....	24 0.9%	13 1.0%	11 0.8%
20 YEARS.....	24 0.9%	13 1.0%	11 0.8%
21 YEARS.....	15 0.5%	6 0.4%	9 0.6%
22 TO 24 YEARS...	73 2.6%	42 3.1%	31 2.2%
25 TO 29 YEARS...	131 4.7%	69 5.0%	62 4.3%
30 TO 34 YEARS...	184 6.6%	87 6.4%	97 6.8%
35 TO 39 YEARS...	282 10.1%	132 9.6%	150 10.5%
40 TO 44 YEARS...	321 11.5%	163 11.9%	158 11.1%
45 TO 49 YEARS...	205 7.3%	104 7.6%	101 7.1%
50 TO 54 YEARS...	136 4.9%	72 5.3%	64 4.5%
55 TO 59 YEARS...	123 4.4%	51 3.7%	72 5.0%
60 AND 61 YEARS..	40 1.4%	25 1.8%	15 1.1%
62 TO 64 YEARS...	70 2.5%	28 2.0%	42 2.9%
65 TO 69 YEARS...	132 4.7%	58 4.2%	74 5.2%
70 TO 74 YEARS...	145 5.2%	57 4.2%	88 6.2%
75 TO 79 YEARS...	118 4.2%	45 3.3%	73 5.1%
80 TO 84 YEARS...	94 3.4%	31 2.3%	63 4.4%
85 YEARS AND OVER	51 1.8%	20 1.5%	31 2.2%

P19. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HHLDs. WITH WHITE HOUSEHOLDER

TOTAL WHITE HHLDs.	1,271	100.0%
FAMILY HOUSEHOLDS	741	58.3%
Married Couple Fam.	527	41.5%
w/related children	203	16.0%
no related children	324	25.5%
Other Family Hhlds.	214	16.8%
Male Householder,		
No Wife Present	53	4.2%
w/related child	32	2.5%
no related child	21	1.7%
Female Householder,		
No Hus. Present	161	12.7%
w/related child	113	8.9%
no related child	48	3.8%
NONFAMILY HOUSEHOLD	530	41.7%
Hldr. Living Alone	456	35.9%
Hldr. Not Liv. Alone	74	5.8%

H9. TENURE OF WHITE HOUSEHOLDERS
UNIVERSE: WHITE HOUSEHOLDERS

TOTAL OCCUPIED UNITS	1,271	100.0%
OWNER-OCCUPIED UNITS	746	58.7%
RENTER-OCCUPIED UNITS	525	41.3%

H26. VALUE OF WHITE HOUSEHOLDER HOUSING
UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS

MEAN VALUE \$ 175,841

H35. CONTRACT RENT, WHITE HLDR. UNITS
UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS

MEAN CONTRACT RENT \$ 476

P8+10. PERSONS BY HISPANIC ORIGIN BY RACE
UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE
UNIVERSE: OCCUPIED HOUSING UNITS

	HISPANIC		NOT HISPANIC	
TOTAL	38	100.0%	1,251	100.0%
WHITE	34	89.5%	1,237	98.9%
BLACK	0	0.0%	2	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	1	2.6%	9	0.7%
ASIAN OR PACIFIC ISLANDER	0	0.0%	3	0.2%
OTHER RACE	3	7.9%	0	0.0%

H23. VALUE			H25. RACE OF HOUSEHOLDER			H27. OWNER-OCCUPIED UNITS BY HISPANIC STATUS		
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS			UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS			UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS		
TOTAL SPECIFIED OWNER-OCC. UNITS	643	100.0%	TOTAL UNITS SPECIFYING VALUE	643	100.0%	HOUSEHOLDER OF HISPANIC ORIGIN	21	3.3%
LESS THAN \$15,000	1	0.2%	WHITE	639	99.4%	HOUSEHOLDER NOT OF HISPANIC ORIGIN	622	96.7%
\$15,000 TO \$19,999	0	0.0%	BLACK	0	0.0%	H28. MEAN VALUE BY HISPANIC STATUS		
\$20,000 TO \$24,999	0	0.0%	AM. INDIAN, ESKIMO, ALEUT	3	0.5%	UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS		
\$25,000 TO \$29,999	0	0.0%	ASIAN OR PACIFIC ISLANDER	0	0.0%	MEAN VALUE OF HISPANIC HOUSEHOLDER UNITS	\$147,619	
\$30,000 TO \$34,999	2	0.3%	OTHER RACE	1	0.2%	MEAN VALUE OF NONHISPANIC HOUSEHOLDER UNITS	\$176,716	
\$35,000 TO \$39,999	2	0.3%	H26. MEAN VALUE BY RACE OF HOUSEHOLDER			H36. RENTER-OCCUPIED UNITS BY HISPANIC STATUS		
\$40,000 TO \$44,999	1	0.2%	UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS			UNIVERSE: SPEC. RENTER-OCC. UNITS PAYING CASH RENT		
\$45,000 TO \$49,999	2	0.3%	TOTAL	\$	175,766	HOUSEHOLDER OF HISPANIC ORIGIN	15	3.0%
\$50,000 TO \$59,999	11	1.7%	WHITE	\$	175,841	HOUSEHOLDER NOT OF HISPANIC ORIGIN	487	97.0%
\$60,000 TO \$74,999	19	3.0%	BLACK	\$.	H37. MEAN CONTRACT RENT BY HISPANIC STATUS		
\$75,000 TO \$99,999	91	14.2%	AM. INDIAN, ESKIMO, OR ALEUT	\$	172,500	UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS		
\$100,000 TO \$124,999	90	14.0%	ASIAN OR PACIFIC ISLANDER	\$.	MEAN CONTRACT RENT OF HISPANIC UNITS	\$	428
\$125,000 TO \$149,999	99	15.4%	OTHER RACE	\$	137,500	MEAN CONTRACT RENT OF OF NONHISPANIC UNITS	\$	478
\$150,000 TO \$174,999	84	13.1%	H23A+C. QUARTILE VALUE			H38. MEAN CONTRACT RENT OF SELECTED VACANT UNITS		
\$175,000 TO \$199,999	56	8.7%	UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS			UNIVERSE: SPECIFIED HOUSING UNITS		
\$200,000 TO \$249,999	74	11.5%	VALUE AT 75TH PERCENTILE	\$	216,400	MEAN CONTRACT RENT, VACANT-FOR-RENT UNITS	\$	590
\$250,000 TO \$299,999	53	8.2%	VALUE AT 50TH PERCENTILE	\$	151,000	MEAN VALUE OF VACANT-FOR-SALE ONLY	\$219,500	
\$300,000 TO \$399,999	38	5.9%	VALUE AT 25TH PERCENTILE	\$	108,800	P19. HOUSEHOLDER BY HOUSEHOLD TYPE		
\$400,000 TO \$499,999	11	1.7%	H34. RACE OF HOUSEHOLDER			UNIVERSE: HOUSEHOLDS		
\$500,000 OR MORE	9	1.4%	UNIVERSE: SPECIFIED RENTER-OCC. UNITS W/CASH RENT			TOTAL HOUSEHOLDS	1,289	100.0%
MEAN VALUE	\$	175,766	TOTAL UNITS SPECIFYING RENT	502	100.0%	FAMILY HOUSEHOLDS	752	58.3%
MEDIAN VALUE	\$	151,000	WHITE	491	97.8%	Married Couple Family	532	41.3%
H32. CONTRACT RENT			BLACK	2	0.4%	with related children	205	15.9%
UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS			AM. INDIAN, ESKIMO OR ALEUT	4	0.8%	no related children	327	25.4%
TOTAL SPECIFIED RENTER-OCCUPIED	528	100.0%	ASIAN OR PACIFIC ISLANDER	3	0.6%	Other Family Households		
NO CASH RENT	26	4.9%	OTHER RACE	2	0.4%	Male Hldr., No Wife Present	56	4.3%
WITH CASH RENT	502	95.1%	H35. MEAN CONTRACT RENT BY RACE OF HOUSEHOLDER			with related children	33	2.6%
LESS THAN \$100	3	0.6%	UNIVERSE: SPECIFIED RENTER-OCC. UNITS W/CASH RENT			no related children	23	1.8%
\$100 TO \$149	4	0.8%	TOTAL	\$	476	Female Hldr., No Husband Present	164	12.7%
\$150 TO \$199	14	2.7%	WHITE	\$	476	with related children	116	9.0%
\$200 TO \$249	27	5.1%	BLACK	\$	506	no related children	48	3.7%
\$250 TO \$299	37	7.0%	AM. INDIAN, ESKIMO OR ALEUT	\$	432	NONFAMILY HOUSEHOLDS		
\$300 TO \$349	61	11.6%	ASIAN OR PACIFIC ISLANDER	\$	521	Householder Living Alone	462	35.8%
\$350 TO \$399	45	8.5%	OTHER RACE	\$	513	Householder Not Living Alone	75	5.8%
\$400 TO \$449	54	10.2%	H32A+C. QUARTILE CONTRACT RENT					
\$450 TO \$499	35	6.6%	UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS					
\$500 TO \$549	37	7.0%	RENT AT 75TH PERCENTILE	\$	599			
\$550 TO \$599	61	11.6%	RENT AT 25TH PERCENTILE	\$	333			
\$600 TO \$649	39	7.4%						
\$650 TO \$699	35	6.6%						
\$700 TO \$749	17	3.2%						
\$750 TO \$999	31	5.9%						
\$1,000 OR MORE	2	0.4%						
MEAN CONTRACT RENT	\$	476						
MEDIAN CONTRACT RENT (50TH PERCENTILE)	\$	459						

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			H9. TENURE BY RACE OF HOUSEHOLDER UNIVERSE: HOUSEHOLDERS		
						OWNER	RENTER	
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL HOUSEHOLDERS	751	538
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	WHITE HOUSEHOLDERS	746	525
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	BLACK HOUSEHOLDERS	0	2
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	AM. INDIAN, ESKIMO, ALEUT	4	6
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%	ASIAN OR PAC ISLANDER	0	3
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%	OTHER RACE HOUSEHOLDERS	1	2

P12. PERSONS BY AGE AND SEX UNIVERSE: WHITE PERSONS						P19. HOUSEHOLDER BY HOUSEHOLD TYPE UNIVERSE: HHLS. WITH WHITE HOUSEHOLDER			H9. TENURE OF WHITE HOUSEHOLDERS UNIVERSE: WHITE HOUSEHOLDERS		
	TOTAL		MALE		FEMALE	TOTAL WHITE HHLS.			TOTAL OCCUPIED UNITS		
TOTAL.....	2,795	100.0%	1,368	100.0%	1,427	1,271	100.0%		1,271	100.0%	
UNDER 5 YEARS....	160	5.7%	94	6.9%	66	741	58.3%		OWNER-OCCUPIED UNITS	746	58.7%
UNDER 18 YEARS...	601	21.5%	338	24.7%	263	527	41.5%		RENTER-OCCUPIED UNITS	525	41.3%
OVER 55 YEARS....	773	27.7%	315	23.0%	458	203	16.0%				
OVER 62 YEARS....	610	21.8%	239	17.5%	371	324	25.5%				
OVER 65 YEARS....	540	19.3%	211	15.4%	329	214	16.8%				
UNDER 1 YEAR.....	25	0.9%	16	1.2%	9	Other Family Hhlds.					
1 AND 2 YEARS....	72	2.6%	40	2.9%	32	Male Householder,					
3 AND 4 YEARS....	63	2.3%	38	2.8%	25	No Wife Present	53	4.2%			
5 YEARS.....	34	1.2%	17	1.2%	17	W/related child	32	2.5%			
6 YEARS.....	35	1.3%	17	1.2%	18	no related child	21	1.7%			
7 TO 9 YEARS.....	113	4.0%	58	4.2%	55	Female Householder,					
10 AND 11 YEARS..	74	2.6%	45	3.3%	29	No Hus. Present	161	12.7%			
12 AND 13 YEARS..	68	2.4%	38	2.8%	30	W/related child	113	8.9%			
14 YEARS.....	27	1.0%	19	1.4%	8	no related child	48	3.8%			
15 YEARS.....	24	0.9%	15	1.1%	9	NONFAMILY HOUSEHOLD	530	41.7%			
16 YEARS.....	34	1.2%	17	1.2%	17	Hldr. Living Alone	456	35.9%			
17 YEARS.....	32	1.1%	18	1.3%	14	Hldr. Not Liv. Alone	74	5.8%			
18 YEARS.....	26	0.9%	14	1.0%	12						
19 YEARS.....	24	0.9%	13	1.0%	11						
20 YEARS.....	24	0.9%	13	1.0%	11						
21 YEARS.....	15	0.5%	6	0.4%	9						
22 TO 24 YEARS...	73	2.6%	42	3.1%	31						
25 TO 29 YEARS...	131	4.7%	69	5.0%	62						
30 TO 34 YEARS...	184	6.6%	87	6.4%	97						
35 TO 39 YEARS...	282	10.1%	132	9.6%	150						
40 TO 44 YEARS...	321	11.5%	163	11.9%	158						
45 TO 49 YEARS...	205	7.3%	104	7.6%	101						
50 TO 54 YEARS...	136	4.9%	72	5.3%	64						
55 TO 59 YEARS...	123	4.4%	51	3.7%	72						
60 AND 61 YEARS..	40	1.4%	25	1.8%	15						
62 TO 64 YEARS...	70	2.5%	28	2.0%	42						
65 TO 69 YEARS...	132	4.7%	58	4.2%	74						
70 TO 74 YEARS...	145	5.2%	57	4.2%	88						
75 TO 79 YEARS...	118	4.2%	45	3.3%	73						
80 TO 84 YEARS...	94	3.4%	31	2.3%	63						
85 YEARS AND OVER	51	1.8%	20	1.5%	31						

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			H9. TENURE BY RACE OF HOUSEHOLDER UNIVERSE: HOUSEHOLDERS		
						OWNER		RENTER
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL HOUSEHOLDERS	751	538
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	WHITE HOUSEHOLDERS	746	525
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	BLACK HOUSEHOLDERS	0	2
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	AM. INDIAN, ESKIMO, ALEUT	4	6
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%	ASIAN OR PAC ISLANDER	0	3
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%	OTHER RACE HOUSEHOLDERS	1	2

P12. PERSONS BY AGE AND SEX
UNIVERSE: BLACK PERSONS

	TOTAL	MALE	FEMALE
TOTAL.....	6 100.0%	4 100.0%	2 100.0%
UNDER 5 YEARS....	0 0.0%	0 0.0%	0 0.0%
UNDER 18 YEARS...	3 50.0%	1 25.0%	2 100.0%
OVER 55 YEARS....	0 0.0%	0 0.0%	0 0.0%
OVER 62 YEARS....	0 0.0%	0 0.0%	0 0.0%
OVER 65 YEARS....	0 0.0%	0 0.0%	0 0.0%
UNDER 1 YEAR.....	0 0.0%	0 0.0%	0 0.0%
1 AND 2 YEARS....	0 0.0%	0 0.0%	0 0.0%
3 AND 4 YEARS....	0 0.0%	0 0.0%	0 0.0%
5 YEARS.....	0 0.0%	0 0.0%	0 0.0%
6 YEARS.....	0 0.0%	0 0.0%	0 0.0%
7 TO 9 YEARS.....	0 0.0%	0 0.0%	0 0.0%
10 AND 11 YEARS..	1 16.7%	0 0.0%	1 50.0%
12 AND 13 YEARS..	0 0.0%	0 0.0%	0 0.0%
14 YEARS.....	0 0.0%	0 0.0%	0 0.0%
15 YEARS.....	0 0.0%	0 0.0%	0 0.0%
16 YEARS.....	2 33.3%	1 25.0%	1 50.0%
17 YEARS.....	0 0.0%	0 0.0%	0 0.0%
18 YEARS.....	0 0.0%	0 0.0%	0 0.0%
19 YEARS.....	1 16.7%	1 25.0%	0 0.0%
20 YEARS.....	0 0.0%	0 0.0%	0 0.0%
21 YEARS.....	0 0.0%	0 0.0%	0 0.0%
22 TO 24 YEARS...	0 0.0%	0 0.0%	0 0.0%
25 TO 29 YEARS...	0 0.0%	0 0.0%	0 0.0%
30 TO 34 YEARS...	0 0.0%	0 0.0%	0 0.0%
35 TO 39 YEARS...	0 0.0%	0 0.0%	0 0.0%
40 TO 44 YEARS...	1 16.7%	1 25.0%	0 0.0%
45 TO 49 YEARS...	0 0.0%	0 0.0%	0 0.0%
50 TO 54 YEARS...	1 16.7%	1 25.0%	0 0.0%
55 TO 59 YEARS...	0 0.0%	0 0.0%	0 0.0%
60 AND 61 YEARS..	0 0.0%	0 0.0%	0 0.0%
62 TO 64 YEARS...	0 0.0%	0 0.0%	0 0.0%
65 TO 69 YEARS...	0 0.0%	0 0.0%	0 0.0%
70 TO 74 YEARS...	0 0.0%	0 0.0%	0 0.0%
75 TO 79 YEARS...	0 0.0%	0 0.0%	0 0.0%
80 TO 84 YEARS...	0 0.0%	0 0.0%	0 0.0%
85 YEARS AND OVER	0 0.0%	0 0.0%	0 0.0%

P19. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HHLDs. WITH BLACK HOUSEHOLDER

TOTAL BLACK HHLDs.	2	100.0%
FAMILY HOUSEHOLDS	2	100.0%
Married Couple Fam.	1	50.0%
w/related children	0	0.0%
no related children	1	50.0%
Other Family Hhlds.	1	50.0%
Male Householder,		
No Wife Present	1	50.0%
w/related child	1	50.0%
no related child	0	0.0%
Female Householder,		
No Hus. Present	0	0.0%
w/related child	0	0.0%
no related child	0	0.0%
NONFAMILY HOUSEHOLD	0	0.0%
Hldr. Living Alone	0	0.0%
Hldr. Not Liv. Alone	0	0.0%

H9. TENURE OF BLACK HOUSEHOLDERS
UNIVERSE: BLACK HOUSEHOLDERS

TOTAL OCCUPIED UNITS	2	100.0%
OWNER-OCCUPIED UNITS	0	0.0%
RENTER-OCCUPIED UNITS	2	100.0%
H26. VALUE OF BLACK HOUSEHOLDER HOUSING UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS		
MEAN VALUE	\$.
H35. CONTRACT RENT, BLACK HLDR. UNITS UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS		
MEAN CONTRACT RENT	\$	506

P8+10. PERSONS BY HISPANIC ORIGIN BY RACE
UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE
UNIVERSE: OCCUPIED HOUSING UNITS

	HISPANIC		NOT HISPANIC	
TOTAL	38	100.0%	1,251	100.0%
WHITE	34	89.5%	1,237	98.9%
BLACK	0	0.0%	2	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	1	2.6%	9	0.7%
ASIAN OR PACIFIC ISLANDER	0	0.0%	3	0.2%
OTHER RACE	3	7.9%	0	0.0%

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			P9. RACE BY SUBGROUP UNIVERSE: AMERICAN INDIAN, ESKIMO, OR ALEUT PERSONS		
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL AM. INDIAN, ESKIMO, ALEUT	32	100.0%
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	AMERICAN INDIAN PERSONS	32	100.0%
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	ESKIMO PERSONS	0	0.0%
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	ALEUT PERSONS	0	0.0%
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%			
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%			

P12. PERSONS BY AGE AND SEX UNIVERSE: AMERICAN INDIAN, ESKIMO, OR ALEUT PERSONS				P19. HOUSEHOLDER BY HOUSEHOLD TYPE UNIVERSE: HHLDs.WITH AM IND HOUSEHOLDER			H9. TENURE OF AM. INDIAN HOUSEHOLDERS UNIVERSE: AMERICAN INDIAN HOUSEHOLDERS		
	TOTAL	MALE	FEMALE	TOTAL AM. IND. HHLD	10	100.0%	TOTAL OCCUPIED UNITS	10	100.0%
TOTAL.....	32 100.0%	16 100.0%	16 100.0%	FAMILY HOUSEHOLDS	7	70.0%	OWNER-OCCUPIED UNITS	4	40.0%
UNDER 5 YEARS....	3 9.4%	2 12.5%	1 6.2%	Married Couple Fam.	3	30.0%	RENTER-OCCUPIED UNITS	6	60.0%
UNDER 18 YEARS...	15 46.9%	8 50.0%	7 43.7%	w\related children	1	10.0%			
OVER 55 YEARS....	7 21.9%	2 12.5%	5 31.3%	no related children	2	20.0%			
OVER 62 YEARS....	6 18.8%	2 12.5%	4 25.0%	Other Family Hhlds.	4	40.0%			
OVER 65 YEARS....	5 15.6%	1 6.2%	4 25.0%	Male Householder,			H26. VALUE OF AM. INDIAN HLDR. HOUSING		
UNDER 1 YEAR.....	0 0.0%	0 0.0%	0 0.0%	No Wife Present	2	20.0%	UNIVERSE: SPECIFIED OWNER-OCCUPIED		
1 AND 2 YEARS....	2 6.2%	1 6.2%	1 6.2%	w\related child	0	0.0%	HOUSING UNITS		
3 AND 4 YEARS....	1 3.1%	1 6.2%	0 0.0%	no related child	2	20.0%	MEAN VALUE		\$ 172,500
5 YEARS.....	1 3.1%	1 6.2%	0 0.0%	Female Householder,					
6 YEARS.....	1 3.1%	0 0.0%	1 6.2%	No Hus. Present	2	20.0%			
7 TO 9 YEARS.....	3 9.4%	2 12.5%	1 6.2%	w\related child	2	20.0%	H35. CONTRACT RENT, AM. IND. HLDR. UNITS		
10 AND 11 YEARS..	2 6.2%	1 6.2%	1 6.2%	no related child	0	0.0%	UNIVERSE: SPECIFIED RENTER-OCCUPIED		
12 AND 13 YEARS..	3 9.4%	1 6.2%	2 12.5%				HOUSING UNITS		
14 YEARS.....	0 0.0%	0 0.0%	0 0.0%	NONFAMILY HOUSEHOLD	3	30.0%	MEAN CONTRACT RENT		\$ 432
15 YEARS.....	1 3.1%	0 0.0%	1 6.2%	Hldr. Living Alone	3	30.0%			
16 YEARS.....	0 0.0%	0 0.0%	0 0.0%	Hldr. Not Liv. Alone	0	0.0%			
17 YEARS.....	1 3.1%	1 6.2%	0 0.0%						
18 YEARS.....	0 0.0%	0 0.0%	0 0.0%						
19 YEARS.....	1 3.1%	1 6.2%	0 0.0%						
20 YEARS.....	0 0.0%	0 0.0%	0 0.0%						
21 YEARS.....	1 3.1%	0 0.0%	1 6.2%						
22 TO 24 YEARS...	0 0.0%	0 0.0%	0 0.0%						
25 TO 29 YEARS...	0 0.0%	0 0.0%	0 0.0%						
30 TO 34 YEARS...	3 9.4%	2 12.5%	1 6.2%						
35 TO 39 YEARS...	3 9.4%	2 12.5%	1 6.2%						
40 TO 44 YEARS...	0 0.0%	0 0.0%	0 0.0%						
45 TO 49 YEARS...	0 0.0%	0 0.0%	0 0.0%						
50 TO 54 YEARS...	2 6.2%	1 6.2%	1 6.2%						
55 TO 59 YEARS...	0 0.0%	0 0.0%	0 0.0%						
60 AND 61 YEARS..	1 3.1%	0 0.0%	1 6.2%						
62 TO 64 YEARS...	1 3.1%	1 6.2%	0 0.0%						
65 TO 69 YEARS...	3 9.4%	1 6.2%	2 12.5%						
70 TO 74 YEARS...	1 3.1%	0 0.0%	1 6.2%						
75 TO 79 YEARS...	0 0.0%	0 0.0%	0 0.0%						
80 TO 84 YEARS...	0 0.0%	0 0.0%	0 0.0%						
85 YEARS AND OVER	1 3.1%	0 0.0%	1 6.2%						

P6. RACE
UNIVERSE: PERSONS

TOTAL PERSONS	2,855	100.0%
WHITE	2,795	97.9%
BLACK	6	0.2%
AMERICAN INDIAN, ESKIMO, A	32	1.1%
ASIAN OR PACIFIC ISLANDER	12	0.4%
OTHER RACE	10	0.4%

H8. RACE OF HOUSEHOLDER
UNIVERSE: OCCUPIED HOUSING UNITS

TOTAL HOUSEHOLDERS	1,289	100.0%
WHITE HOUSEHOLDERS	1,271	98.6%
BLACK HOUSEHOLDERS	2	0.2%
AM. INDIAN, ESKIMO, ALEUT	10	0.8%
ASIAN OR PACIFIC ISLANDER	3	0.2%
OTHER RACE HOUSEHOLDERS	3	0.2%

P7. PERSONS BY ASIAN OR PAC IS. SUBGROUP UNIVERSE: PERSONS

JAPANESE	6	HMONG	0	SAMOAN	0
CHINESE	1	LAOTIAN	0	TONGAN	0
FILIPINO	3	THAI	0	OTH. POLY.	0
KOREAN	0	OTHER ASIAN	0	GUAMANTIAN	0
ASIAN IND	0	PACIFIC IS.	1	OTH. MICRO	0
VIETNAMESE	0	POLYNESIAN	1	MELANESIAN	0
CAMBODIAN	1	HAWAIIAN	1	OTH.PAC.IS.	0

P12. PERSONS BY AGE AND SEX
UNIVERSE: ASIAN OR PACIFIC ISLANDER PERSONS

	TOTAL	MALE	FEMALE
TOTAL.....	12 100.0%	6 100.0%	6 100.0%
UNDER 5 YEARS....	1 8.3%	0 0.0%	1 16.7%
UNDER 18 YEARS...	3 25.0%	2 33.3%	1 16.7%
OVER 55 YEARS....	1 8.3%	0 0.0%	1 16.7%
OVER 62 YEARS....	0 0.0%	0 0.0%	0 0.0%
OVER 65 YEARS....	0 0.0%	0 0.0%	0 0.0%
UNDER 1 YEAR.....	0 0.0%	0 0.0%	0 0.0%
1 AND 2 YEARS....	1 8.3%	0 0.0%	1 16.7%
3 AND 4 YEARS....	0 0.0%	0 0.0%	0 0.0%
5 YEARS.....	1 8.3%	1 16.7%	0 0.0%
6 YEARS.....	0 0.0%	0 0.0%	0 0.0%
7 TO 9 YEARS.....	0 0.0%	0 0.0%	0 0.0%
10 AND 11 YEARS..	0 0.0%	0 0.0%	0 0.0%
12 AND 13 YEARS..	1 8.3%	1 16.7%	0 0.0%
14 YEARS.....	0 0.0%	0 0.0%	0 0.0%
15 YEARS.....	0 0.0%	0 0.0%	0 0.0%
16 YEARS.....	0 0.0%	0 0.0%	0 0.0%
17 YEARS.....	0 0.0%	0 0.0%	0 0.0%
18 YEARS.....	0 0.0%	0 0.0%	0 0.0%
19 YEARS.....	1 8.3%	1 16.7%	0 0.0%
20 YEARS.....	0 0.0%	0 0.0%	0 0.0%
21 YEARS.....	0 0.0%	0 0.0%	0 0.0%
22 TO 24 YEARS...	2 16.7%	1 16.7%	1 16.7%
25 TO 29 YEARS...	2 16.7%	2 33.3%	0 0.0%
30 TO 34 YEARS...	1 8.3%	0 0.0%	1 16.7%
35 TO 39 YEARS...	1 8.3%	0 0.0%	1 16.7%
40 TO 44 YEARS...	1 8.3%	0 0.0%	1 16.7%
45 TO 49 YEARS...	0 0.0%	0 0.0%	0 0.0%
50 TO 54 YEARS...	0 0.0%	0 0.0%	0 0.0%
55 TO 59 YEARS...	0 0.0%	0 0.0%	0 0.0%
60 AND 61 YEARS..	1 8.3%	0 0.0%	1 16.7%
62 TO 64 YEARS...	0 0.0%	0 0.0%	0 0.0%
65 TO 69 YEARS...	0 0.0%	0 0.0%	0 0.0%
70 TO 74 YEARS...	0 0.0%	0 0.0%	0 0.0%
75 TO 79 YEARS...	0 0.0%	0 0.0%	0 0.0%
80 TO 84 YEARS...	0 0.0%	0 0.0%	0 0.0%
85 YEARS AND OVER	0 0.0%	0 0.0%	0 0.0%

P19. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HHLDs.WITH ASIAN, PAC IS HLDR

TOTAL ASIAN HHLDs.	3	100.0%
FAMILY HOUSEHOLDS	0	0.0%
Married Couple Fam.	0	0.0%
w/related children	0	0.0%
no related children	0	0.0%
Other Family Hhlds.	0	0.0%
Male Householder,		
No Wife Present	0	0.0%
w/related child	0	0.0%
no related child	0	0.0%
Female Householder,		
No Hus. Present	0	0.0%
w/related child	0	0.0%
no related child	0	0.0%
NONFAMILY HOUSEHOLD	3	100.0%
Hldr. Living Alone	3	100.0%
Hldr. Not Liv. Alone	0	0.0%

H9. TENURE OF ASIAN, PAC.IS.HOUSEHOLDERS
UNIVERSE: ASIAN, PAC.ISLAND.HOUSEHOLDERS

TOTAL OCCUPIED UNITS	3	100.0%
OWNER-OCCUPIED UNITS	0	0.0%
RENTER-OCCUPIED UNITS	3	100.0%

H26. VALUE OF ASIAN HLDR. UNITS
UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS

MEAN VALUE \$

H35. CONTRACT RENT, ASIAN HLDR. UNITS
UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS

MEAN CONTRACT RENT \$ 521

P8+10. PERSONS BY HISPANIC ORIGIN BY RACE
UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE
UNIVERSE: OCCUPIED HOUSING UNITS

	HISPANIC		NOT HISPANIC	
TOTAL	38	100.0%	1,251	100.0%
WHITE	34	89.5%	1,237	98.9%
BLACK	0	0.0%	2	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	1	2.6%	9	0.7%
ASIAN OR PACIFIC ISLANDER	0	0.0%	3	0.2%
OTHER RACE	3	7.9%	0	0.0%

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			H9. TENURE BY RACE OF HOUSEHOLDER UNIVERSE: HOUSEHOLDERS		
							OWNER	RENTER
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL HOUSEHOLDERS	751	538
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	WHITE HOUSEHOLDERS	746	525
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	BLACK HOUSEHOLDERS	0	2
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	AM. INDIAN, ESKIMO, ALEUT	4	6
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%	ASIAN OR PAC ISLANDER	0	3
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%	OTHER RACE HOUSEHOLDERS	1	2

P12. PERSONS BY AGE AND SEX
UNIVERSE: PERSONS OF OTHER RACES

	TOTAL	MALE	FEMALE
TOTAL.....	10 100.0%	6 100.0%	4 100.0%
UNDER 5 YEARS....	0 0.0%	0 0.0%	0 0.0%
UNDER 18 YEARS...	0 0.0%	0 0.0%	0 0.0%
OVER 55 YEARS....	0 0.0%	0 0.0%	0 0.0%
OVER 62 YEARS....	0 0.0%	0 0.0%	0 0.0%
OVER 65 YEARS....	0 0.0%	0 0.0%	0 0.0%
UNDER 1 YEAR.....	0 0.0%	0 0.0%	0 0.0%
1 AND 2 YEARS....	0 0.0%	0 0.0%	0 0.0%
3 AND 4 YEARS....	0 0.0%	0 0.0%	0 0.0%
5 YEARS.....	0 0.0%	0 0.0%	0 0.0%
6 YEARS.....	0 0.0%	0 0.0%	0 0.0%
7 TO 9 YEARS.....	0 0.0%	0 0.0%	0 0.0%
10 AND 11 YEARS..	0 0.0%	0 0.0%	0 0.0%
12 AND 13 YEARS..	0 0.0%	0 0.0%	0 0.0%
14 YEARS.....	0 0.0%	0 0.0%	0 0.0%
15 YEARS.....	0 0.0%	0 0.0%	0 0.0%
16 YEARS.....	0 0.0%	0 0.0%	0 0.0%
17 YEARS.....	0 0.0%	0 0.0%	0 0.0%
18 YEARS.....	0 0.0%	0 0.0%	0 0.0%
19 YEARS.....	0 0.0%	0 0.0%	0 0.0%
20 YEARS.....	0 0.0%	0 0.0%	0 0.0%
21 YEARS.....	1 10.0%	1 16.7%	0 0.0%
22 TO 24 YEARS...	2 20.0%	1 16.7%	1 25.0%
25 TO 29 YEARS...	2 20.0%	2 33.3%	0 0.0%
30 TO 34 YEARS...	1 10.0%	0 0.0%	1 25.0%
35 TO 39 YEARS...	1 10.0%	0 0.0%	1 25.0%
40 TO 44 YEARS...	1 10.0%	1 16.7%	0 0.0%
45 TO 49 YEARS...	0 0.0%	0 0.0%	0 0.0%
50 TO 54 YEARS...	2 20.0%	1 16.7%	1 25.0%
55 TO 59 YEARS...	0 0.0%	0 0.0%	0 0.0%
60 AND 61 YEARS..	0 0.0%	0 0.0%	0 0.0%
62 TO 64 YEARS...	0 0.0%	0 0.0%	0 0.0%
65 TO 69 YEARS...	0 0.0%	0 0.0%	0 0.0%
70 TO 74 YEARS...	0 0.0%	0 0.0%	0 0.0%
75 TO 79 YEARS...	0 0.0%	0 0.0%	0 0.0%
80 TO 84 YEARS...	0 0.0%	0 0.0%	0 0.0%
85 YEARS AND OVER	0 0.0%	0 0.0%	0 0.0%

P19. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HHLDS. WITH OTHER RACE HLDR.

TOT. OTHER RACE HHL		
TOTAL	3	100.0%
FAMILY HOUSEHOLDS	2	66.7%
Married Couple Fam.	1	33.3%
w/related children	1	33.3%
no related children	0	0.0%
Other Family Hhlds.	1	33.3%
Male Householder,		
No Wife Present	0	0.0%
w/related child	0	0.0%
no related child	0	0.0%
Female Householder,		
No Hus. Present	1	33.3%
w/related child	1	33.3%
no related child	0	0.0%
NONFAMILY HOUSEHOLD	1	33.3%
Hldr. Living Alone	0	0.0%
Hldr. Not Liv. Alone	1	33.3%

H9. TENURE OF OTHER RACE HOUSEHOLDERS
UNIVERSE: OTHER RACE HOUSEHOLDERS

TOTAL OCCUPIED UNITS		
TOTAL	3	100.0%
OWNER-OCCUPIED UNITS	1	33.3%
RENTER-OCCUPIED UNITS	2	66.7%

H26. VALUE OF OTHER RACE HLDR. UNITS
UNIVERSE: SPECIFIED OWNER-OCCUPIED HOUSING UNITS

MEAN VALUE \$ 137,500

H35. CONTRACT RENT, OTHER RACE HLDRS.
UNIVERSE: SPECIFIED RENTER-OCCUPIED HOUSING UNITS

MEAN CONTRACT RENT \$ 513

P8+10. PERSONS BY HISPANIC ORIGIN BY RACE
UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE
UNIVERSE: OCCUPIED HOUSING UNITS

	HISPANIC		NOT HISPANIC	
TOTAL	38	100.0%	1,251	100.0%
WHITE	34	89.5%	1,237	98.9%
BLACK	0	0.0%	2	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	1	2.6%	9	0.7%
ASIAN OR PACIFIC ISLANDER	0	0.0%	3	0.2%
OTHER RACE	3	7.9%	0	0.0%

P6. RACE UNIVERSE: PERSONS			H8. RACE OF HOUSEHOLDER UNIVERSE: OCCUPIED HOUSING UNITS			P9. RACE BY SUBGROUP UNIVERSE: PERSONS OF HISPANIC ORIGIN PERSONS		
TOTAL PERSONS	2,855	100.0%	TOTAL HOUSEHOLDERS	1,289	100.0%	TOTAL HISPANIC PERSONS	94	100.0%
WHITE	2,795	97.9%	WHITE HOUSEHOLDERS	1,271	98.6%	Mexican	58	61.7%
BLACK	6	0.2%	BLACK HOUSEHOLDERS	2	0.2%	Puerto Rican	6	6.4%
AMERICAN INDIAN, ESKIMO, ALEUT	32	1.1%	AM. INDIAN, ESKIMO, ALEUT	10	0.8%	Cuban	1	1.1%
ASIAN OR PACIFIC ISLANDER	12	0.4%	ASIAN OR PACIFIC ISLANDER	3	0.2%	Other Hispanic	29	30.9%
OTHER RACE	10	0.4%	OTHER RACE HOUSEHOLDERS	3	0.2%	PERSONS NOT OF HISPANIC ORIGIN	2,761	100.0%

P13. PERSONS BY AGE AND SEX
UNIVERSE: PERSONS OF HISPANIC ORIGIN

	TOTAL	MALE	FEMALE
TOTAL.....	94 100.0%	52 100.0%	42 100.0%
UNDER 5 YEARS....	8 8.5%	4 7.7%	4 9.5%
UNDER 18 YEARS...	29 30.9%	18 34.6%	11 26.2%
OVER 55 YEARS....	11 11.7%	4 7.7%	7 16.7%
OVER 62 YEARS....	8 8.5%	3 5.8%	5 11.9%
OVER 65 YEARS....	8 8.5%	3 5.8%	5 11.9%
UNDER 1 YEAR.....	0 0.0%	0 0.0%	0 0.0%
1 AND 2 YEARS....	5 5.3%	1 1.9%	4 9.5%
3 AND 4 YEARS....	3 3.2%	3 5.8%	0 0.0%
5 YEARS.....	1 1.1%	1 1.9%	0 0.0%
6 YEARS.....	2 2.1%	0 0.0%	2 4.8%
7 TO 9 YEARS.....	6 6.4%	4 7.7%	2 4.8%
10 AND 11 YEARS...	3 3.2%	3 5.8%	0 0.0%
12 AND 13 YEARS...	4 4.3%	3 5.8%	1 2.4%
14 YEARS.....	2 2.1%	1 1.9%	1 2.4%
15 YEARS.....	2 2.1%	1 1.9%	1 2.4%
16 YEARS.....	0 0.0%	0 0.0%	0 0.0%
17 YEARS.....	1 1.1%	1 1.9%	0 0.0%
18 YEARS.....	2 2.1%	1 1.9%	1 2.4%
19 YEARS.....	1 1.1%	1 1.9%	0 0.0%
20 YEARS.....	1 1.1%	0 0.0%	1 2.4%
21 YEARS.....	0 0.0%	0 0.0%	0 0.0%
22 TO 24 YEARS...	3 3.2%	1 1.9%	2 4.8%
25 TO 29 YEARS...	10 10.6%	6 11.5%	4 9.5%
30 TO 34 YEARS...	9 9.6%	5 9.6%	4 9.5%
35 TO 39 YEARS...	7 7.4%	3 5.8%	4 9.5%
40 TO 44 YEARS...	10 10.6%	6 11.5%	4 9.5%
45 TO 49 YEARS...	7 7.4%	4 7.7%	3 7.1%
50 TO 54 YEARS...	4 4.3%	3 5.8%	1 2.4%
55 TO 59 YEARS...	3 3.2%	1 1.9%	2 4.8%
60 AND 61 YEARS...	0 0.0%	0 0.0%	0 0.0%
62 TO 64 YEARS...	0 0.0%	0 0.0%	0 0.0%
65 TO 69 YEARS...	2 2.1%	2 3.8%	0 0.0%
70 TO 74 YEARS...	1 1.1%	1 1.9%	0 0.0%
75 TO 79 YEARS...	2 2.1%	0 0.0%	2 4.8%
80 TO 84 YEARS...	1 1.1%	0 0.0%	1 2.4%
85 YEARS AND OVER	2 2.1%	0 0.0%	2 4.8%

P20. HOUSEHOLDER BY HOUSEHOLD TYPE
UNIVERSE: HHLDs. WITH HISP. HOUSEHOLDER

TOTAL HISPANIC HHLD	38	100.0%
FAMILY HOUSEHOLDS	22	57.9%
Married Couple Fam.	18	47.4%
w/related children	8	21.1%
no related children	10	26.3%
Other Family Hhlds.	4	10.5%
Male Householder,		
No Wife Present	0	0.0%
w/related child	0	0.0%
no related child	0	0.0%
Female Householder,		
No Hus. Present	4	10.5%
w/related child	4	10.5%
no related child	0	0.0%
NONFAMILY HOUSEHOLD	16	42.1%
Hldr. Living Alone	12	31.6%
Hldr. Not Liv. Alone	4	10.5%

H11. TENURE OF HISPANIC HOUSEHOLDERS
UNIVERSE: HISPANIC HOUSEHOLDERS

TOTAL OCCUPIED UNITS	38	100.0%
OWNER-OCCUPIED UNITS	21	55.3%
RENTER-OCCUPIED UNITS	17	44.7%

H28. VALUE OF HISPANIC HLDR. HOUSING
UNIVERSE: SPECIFIED OWNER-OCCUPIED
HOUSING UNITS

MEAN VALUE	\$ 147,619
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H37. CONTRACT RENT, HISPANIC HLDR. UNITS
UNIVERSE: SPECIFIED RENTER-OCCUPIED
HOUSING UNITS

MEAN CONTRACT RENT	\$ 428
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P8+10. PERSONS BY HISPANIC ORIGIN BY RACE
UNIVERSE: PERSONS

	HISPANIC		NOT HISPANIC	
TOTAL	94	100.0%	2,761	100.0%
WHITE	79	84.0%	2,716	98.4%
BLACK	0	0.0%	6	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	7	7.4%	25	0.9%
ASIAN OR PACIFIC ISLANDER	0	0.0%	12	0.4%
OTHER RACE	8	8.5%	2	0.1%

H10. HISPANIC ORIGIN OF HOUSEHOLDER BY RACE
UNIVERSE: OCCUPIED HOUSING UNITS

	HISPANIC		NOT HISPANIC	
TOTAL	38	100.0%	1,251	100.0%
WHITE	34	89.5%	1,237	98.9%
BLACK	0	0.0%	2	0.2%
AMERICAN INDIAN, ESKIMO, OR ALEUT	1	2.6%	9	0.7%
ASIAN OR PACIFIC ISLANDER	0	0.0%	3	0.2%
OTHER RACE	3	7.9%	0	0.0%

V. CIRCULATION



CIRCULATION: FINDINGS

Purpose

The access network is intimately related to growth and development. Poor access can slow or prevent development, and access improvements can spur growth. The aim of the Circulation Element is to ensure close coordination of traffic, parking, transit, and other access with proposed land use, environmental sensitivity, scenic conservation, and other elements of the long-term plan for the city.

Existing Policy Background

The 1978 Regional Transportation Plan (RTP) was prepared by a Transportation Commission appointed by the Board of Supervisors and by joint action of the mayors of the two incorporated cities, Grass Valley and Nevada City. The Plan documented transportation needs based on the population and land use as projected by the County Planning Department in May, 1978, and on the goals and objectives developed and revised through an extensive public involvement process extending over three years. The Plan made a series of proposals for transportation improvements, estimated costs, and identified possible funding sources.

In addition to fulfilling state requirements for an RTP, the 1978 Plan stated its intention to be carried forward as the circulation element for the Cities' and County's General Plans. It was subsequently adopted as the County Circulation Element in early 1980.

Updates to the Plan were published in 1980 and 1984-85. They were intended as supplements to the 1978 Plan, with revised policy, action, and financial recommendations. The major difference in the updates was an attempt to reduce implementation costs in response to the significant projected funding shortfall. Because the overwhelming majority of programmed expenses were for street and highway programs, the primary thrust was the elimination of street and road projects.

With respect to Nevada City, proposed circulation improvements were reduced from approximately \$1.66 million in projects to only \$470,000. This \$470,000 compares to a projected \$440,000 in funding sources. A similar balance was effected for public transportation — \$880,000 in Transportation Development Act Fund distribution as compared to an equal amount of projected expenses.

The County Regional Transportation Plan should be used as a basis for Nevada City's circulation planning, since it draws on a data base and funding far beyond Nevada City's re-

sources. Upon release of each update to the RTP, the city should evaluate, make appropriate revisions, and finally adopt the updated RTP as part of Nevada City policy.

As an example, the functional hierarchy of road types for Nevada City should be consistent with the County RTP system (see Glossary for transportation classification). In particular, local streets should be protected from the intrusion of through traffic.

CIRCULATION: OBJECTIVES AND POLICIES

Nevada City's prime circulation goal has been quoted earlier in this plan. Briefly, it emphasizes the importance of preserving the "eccentricities" of the road network as an integral part of the special character of the city. This specialized local goal should be kept in mind simultaneously with the regional objectives and policies outlined in the RTP.

Regional Circulation

Objective --

Cooperate with the county in fulfilling the aims of the current RTP.

Policy --

- o Use the County RTP as the basis for the Nevada City Circulation Element, subject to adoption of the current version by the City Council.
- o All circulation improvements shall be consistent with the Circulation Plan Map classifications.

Local Circulation

Objectives --

Limit road widening and other major change to the characteristic street pattern. Rather, use these eccentricities as traffic capacity constraints, and encourage added traffic to be diverted as directly as possible to the highways.

Improve the access to the few freeway interchange points, since they are to receive a large portion of future added traffic.

Policies --

- o Maintain reasonable traffic levels on local streets to protect residents from the harmful effects of noise, fumes, and safety hazards.
- o Limit development served by traffic capacity constraints.
- o Require proposed development served by the Gold Flat interchange to contribute to coordinated evaluation and implementation of needed traffic improvements in the

area, as determined by RTP proposals and cost estimate, or else an independent evaluation prepared for Nevada City.

- o Encourage the construction of pedestrian and bicycle pathways where appropriate, to provide safe alternatives to vehicular travel.

VI. PUBLIC SAFETY



PUBLIC SAFETY: FINDINGS

Purpose

This section will examine hazards to the public safety, including noise exposure, geotechnical and seismic hazards, fire, and other hazards. It is based on the technical data found in the Nevada County General Plan.

Noise Exposure

The major noise generator in the city is traffic; noise exposure increases with traffic volume, unless measures are taken to shield uses adjacent to the traffic corridor.

Figure 5 sets out a Land Use Compatibility Chart for noise exposure, as recommended by state guidelines. To maintain noise levels within the "normally acceptable" range, single family residential should not be exposed to greater than 60 Ldn, hotel/motel to no greater than 65 Ldn, and office/commercial to no greater than 70 Ldn.

Seismic Hazard

Earthquake hazard consists of both primary (surface rupture/groundshaking) and secondary hazards. There are no active or potentially active faults near Nevada City, thus virtually no possibility of surface rupture. Groundshaking hazard is dependent on earthquake magnitude, type of bedrock, depth and type of soil, general topography, and groundwater. In the Nevada City vicinity, as in most of the county, the prevalence of relatively shallow weathered material underlain by dense bedrock lessens the seismic risk. Many authorities list igneous and metamorphic bedrock (found extensively throughout Nevada County) as providing the least amount of seismic hazard due to groundshaking.

Secondary hazards include ground settlement or subsidence, liquefaction, and landslides. Because Nevada City (along with most of the county) is underlain by igneous and metamorphic bedrock, it is assumed to have low risk of these secondary effects.

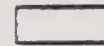
The Uniform Building Code has placed the county in seismic zone 3, providing for a high level of building construction safety for earthquake hazard. Since many of the buildings in central Nevada City are unreinforced masonry, they would be subject to considerable damage in a major earthquake, despite the fact that they are mostly 1-2 stories.

Table 6

LAND USE COMPATIBILITY FOR COMMUNITY NOISE ENVIRONMENTS

LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL - MULTI. FAMILY						
TRANSIENT LODGING - MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						

INTERPRETATION



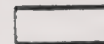
NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



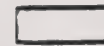
CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

CONSIDERATIONS IN DETERMINATION OF NOISE-COMPATIBLE LAND USE

A. NORMALIZED NOISE EXPOSURE INFORMATION DESIRED

Where sufficient data exists, evaluate land use suitability with respect to a "normalized" value of CNEL or L_{dn}. Normalized values are obtained by adding or subtracting the constants described in Table 1 to the measured or calculated value of CNEL or L_{dn}.

B. NOISE SOURCE CHARACTERISTICS

The land use-noise compatibility recommendations should be viewed in relation to the specific source of the noise. For example, aircraft and railroad noise is normally made up of higher single noise events than auto traffic but occurs less frequently. Therefore, different sources yielding the same composite noise exposure do not necessarily create the same noise environment. The State Aeronautics Act uses 65 dB CNEL as the criterion which airports must eventually meet to protect existing residential communities from unacceptable exposure to aircraft noise. In order to facilitate the purposes of the Act, one of which is to encourage land uses compatible with the 65 dB CNEL criterion wherever possible, and in order to facilitate the ability of airports to comply with the Act, residential uses located in Com-

munity Noise Exposure Areas greater than 65 dB should be discouraged and considered located within normally unacceptable areas.

C. SUITABLE INTERIOR ENVIRONMENTS

One objective of locating residential units relative to a known noise source is to maintain a suitable interior noise environment at no greater than 45 dB CNEL of L_{dn}. This requirement, coupled with the measured or calculated noise reduction performance of the type of structure under consideration, should govern the minimum acceptable distance to a noise source.

D. ACCEPTABLE OUTDOOR ENVIRONMENTS

Another consideration, which in some communities is an overriding factor, is the desire for an acceptable outdoor noise environment. When this is the case, more restrictive standards for land use compatibility, typically below the maximum considered "normally acceptable" for that land use category, may be appropriate.

Geotechnical Hazards

There are many types of potential geotechnical hazards, including landslides, mudflows, settlement, subsidence, expansiveness, shrink-swell, and others. All refer to a loss of strength in consolidated, unconsolidated, and semi-consolidated material. The amount of movement can vary from a few inches to hundreds of feet, and can occur in anything from a few seconds to many years.

The main precaution necessary to prevent these hazards is careful management of steeply sloping areas. Slopes over 30% are better left in their natural state, and slopes from 20-30% should allow only carefully limited development. Additional measures would include limiting grading and preserving vegetation to prevent hillside erosion.

A geotechnical hazard of a slightly different nature concerns soil limitations. Soil Conservation Service (SCS) and County General Plan data indicate that virtually all of the soils surrounding Nevada City to the east and west are poor to very poor for septic tank leach fields. This rating is based on criteria including depth to bedrock, permeability, and slope. It implies that densities in affected areas should be strictly limited unless development is served by the public sewer.

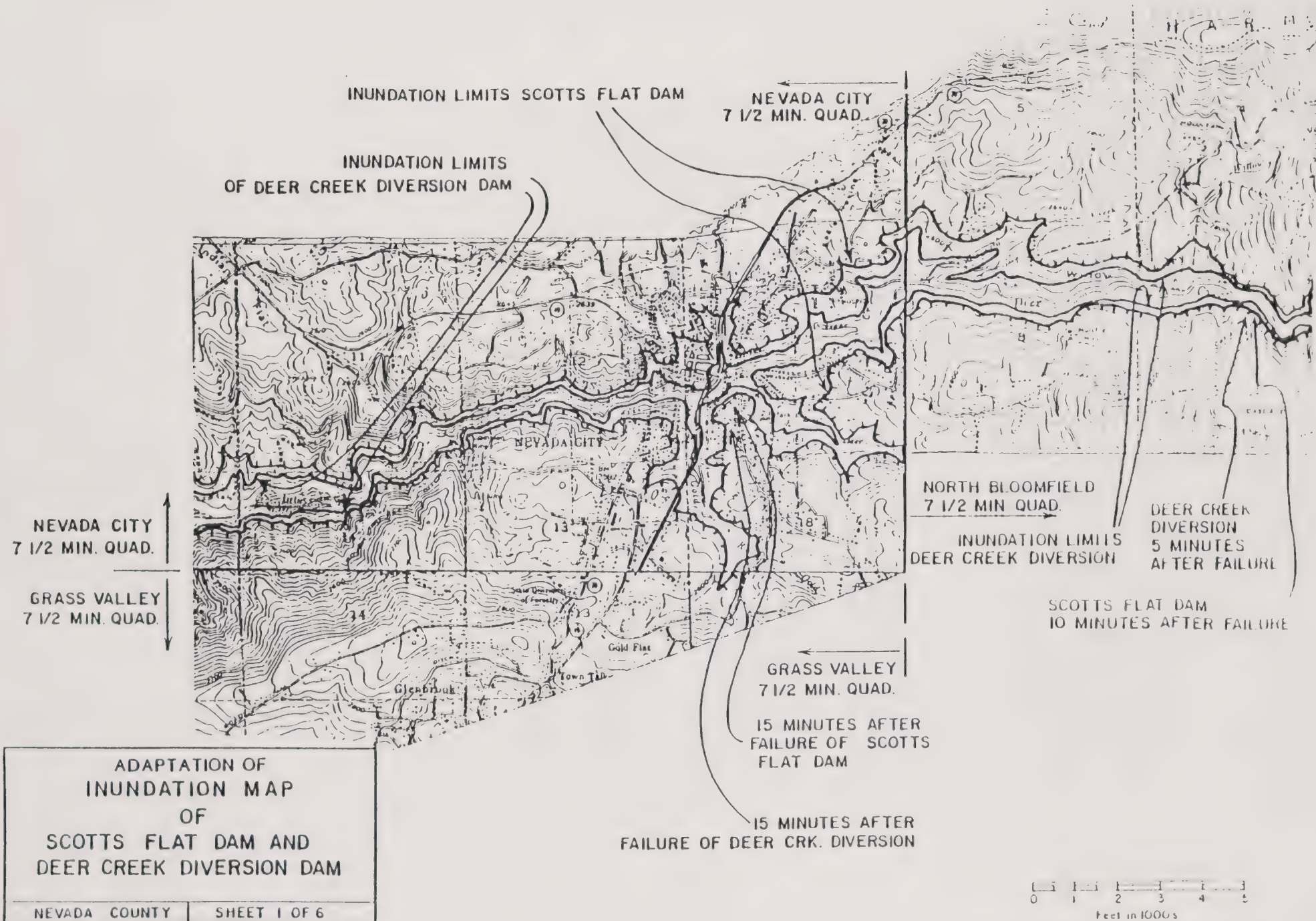
Fire Hazard

Fire hazard is of two types: that in developed areas, and what is called "wildland fire hazard." The former is the responsibility of individual fire districts and will be discussed in the Public Facilities portion of the General Plan EIR. Wildland fire hazard is the responsibility of the California Department of Forestry (CDF) and the National Forest Service. These agencies provide protection only during the fire season, and are not legally responsible for structural fires.

Flood Hazard

The only areas identified in the Flood Insurance Rate Map (FIRM) as being within the 100-year flood plain are in the Deer Creek Ravine.

The Nevada County Land Use and Development Code currently requires a 100-foot setback from the highwater mark of any lake, stream, or flood plain for any building constructed in the county.



Water Quality Hazard

Surface water quality in Nevada City and the more populated areas is markedly below that in the rest of the county. This is due to currently inadequate treatment and disposal at the public sewage treatment plants and to lack of adequate treatment by certain private septic tank systems. The former problem is now being addressed by a treatment system improvement program; the latter should continue to be subject to strict enforcement of the county ordinance dealing with private sewage disposal.

Health and Emergency Facilities

Sierra Nevada Memorial Hospital is the only licensed acute care facility in western Nevada County. Miner's Hospital in Nevada City has the capacity to serve as a general hospital, but will no longer be used as such.

Nevada County has an Office of Emergency Services which functions as a coordinating agency in times of disaster. It details the responsibility of participating agencies — the County Sheriff's Department, Public Works Department, and various fire districts, health facilities, and law enforcement agencies, including those of Nevada City.

The OES also coordinates the function of the Emergency Aid facility in Grass Valley, and substation aid facilities, including one at Nevada City Hall.

Nevada City has its own Emergency Medical Training (EMT) rescue unit.

PUBLIC SAFETY: OBJECTIVES AND POLICIES

None of the adopted community goals directly addresses public safety, which is required to be addressed by the General Plan. Clearly, the goal of this element is to ensure public safety from hazards such as extreme noise exposure, seismic and geotechnical hazards, fire, and flooding.

Noise Exposure

Objective —

Maintain noise levels compatible with the rural and small-town setting of Nevada City.

Policy —

- o Adopt the Land Use Compatibility Chart "normally acceptable" range as a standard to be used in environmental evaluation of proposed uses.

Seismic and Geotechnical Hazard

Objective —

Ensure a high level of safety from earthquake, landslide, severe erosion, and other geotechnical hazards.

Policies —

- o Require detailed soils and geologic studies prior to approval for development in potentially hazardous areas. Require mitigation measures if significant hazards are identified.
- o Encourage upgrading of unreinforced masonry buildings to prevent disastrous earthquake damage.
- o Consider establishing a slope/density formula to limit development on steep hillsides.
- o In cooperation with the county, maintain rural densities in areas not provided with public services.

Fire Hazard

Objective —

Ensure safety for life and property in both wildlands and developed areas.

Policy --

- o The Nevada City Fire Department, in cooperation with the California Department of Forestry and the relevant Fire Districts, shall maintain high fire protection levels by requiring adequate access and water flow, based on established standards.

Flooding and Drainage

Objective --

Protect life and property by minimizing exposure to flood hazards.

Policies --

- o In cooperation with the county, enforce a required building setback from all drainageways.
- o Include assessment of drainage impact of proposed projects as part of the environmental evaluation process.

Water Quality

Objective --

Protect and improve quality of both surface water and groundwater.

Policies --

- o Improve wastewater treatment system to meet state standards (program currently under way).
- o In cooperation with the county, strictly regulate private sewage disposal systems.
- o Encourage programs to reduce erosion and sedimentation (e.g., control of hillside development).

Emergency Facilities

Objective --

To contribute to an efficient and effective system of health and emergency services.

Policy --

- o Cooperate with other agencies in maintaining hospitals and other health facilities in appropriate areas, and in planning for emergency aid.

VII. IMPLEMENTATION OF THE PLAN



IMPLEMENTATION OF THE GENERAL PLAN

The General Plan provides long-range and comprehensive policy guidance for the development of Nevada City and its eventual extensions. It will be necessary to translate these long-range policies into implementation measures; the following are the "tools" most relevant to a town of Nevada City's size:

Zoning — Zoning is the single most useful tool for carrying out the General Plan. Not only can it include the traditional specification of allowable use, parcel size, height, coverage, and setbacks; it can be written as "performance zoning," laying out intent and evaluation criteria and allowing a range of creative solutions. By state law, zoning must be consistent with the General Plan.

To be most useful in Nevada City, zoning and development standards should be structured in such a way as to create leverage for the city to accomplish its aims for provision of amenities. For instance, the city should maintain explicit open space, coverage, and setback standards, but allow their flexible interpretation by the Planning Commission in return for equivalent contributions to the open space network.

Development Approval Process — The questions which should be addressed by all development applications include the following:

- Proposed land uses, quantity and/or density.
- Outline of needed sewer, water, drainage, and circulation infrastructure — both on-site and off-site.
- Demand for other community facilities.
- Estimated cost of the above services and facilities.

Environmental Impact Reports — The EIR process mandated by the state can be one of the city's best means of achieving its goals, if it is begun in early planning stages rather than being an after-the-fact documentation. Potential harmful effects of the project should be identified as early as possible in order to allow their avoidance or mitigation. The EIR process also allows the city to require an estimate of the fiscal and employment effects of development proposals.

Design Review — Nevada City already requires design review to ensure compatibility with the historic district. This design review process would be made more effective if the evaluation criteria were laid out in "design guidelines," illustrating and explaining what elements of Nevada City should be preserved and enhanced.

Specific Plans — Nevada City expects within the horizon of this General Plan to annex substantial areas of adjacent unincorporated land. Some of this land is in large owner-ships, but there will also be numerous development proposals from smaller, individual land owners. One way to ensure coordinated advance planning would be to identify one or more "Specific Plan areas" and require a joint plan and EIR for future development. These Specific Plans could be prepared under city auspices, and funded by developer contribution.

An example of an appropriate Specific Plan Area is the freeway environs southwest of the city, where coordinated planning would ensure preservation of important open space, and the joint participation in solving potential traffic problems at the Gold Flat interchange.

Annexation Program — The Sphere of Influence designates the legal limits to which Nevada City could annex future territory. Annexation plans should be refined as more information becomes available on population growth, proposed development, and planned extension of public services.

GLOSSARY OF TERMS

Buffer Lands - Land uses which protect public safety and provide sufficient distance and barriers between the site and nearby land uses to lessen noise, dust, vibration, and visual blight.

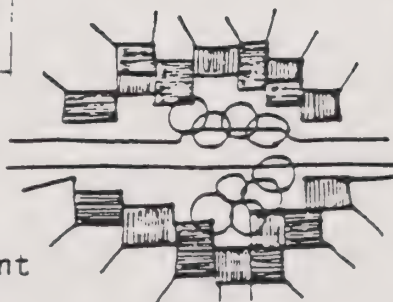
California Environmental Quality Act (CEQA) - Requires the assessment of projects for environmental effects and establishes procedures for preparing and processing environmental documents. (Public Resources Code Sections 21000-21176).

California Land Conservation Act (Williamson Act) - Provides for the creation of agricultural preserves to protect agricultural lands. Includes procedures for preferential tax assessment in exchange for release of development rights. (Government Code Sections 51200-51295)

Clustered Development - Site layout which concentrates development to conserve large unbroken areas of open space, as opposed to typical subdivision into individual building site with setback and coverage limitations. Examples of clustered housing include townhouses, patio homes, garden apartments, and zero lot line site layout. For further information, consult Site Planning for Cluster Housing, Richard Untermann and Robert Small, 1977.



Typical Subdivision



Clustered Arrangement



Illustrative Case Study:
High Meadow Outlook
Carmel Valley, California
Density 1.6 dwelling units/acre

Combining District: A combining district is a special district which has certain additional requirements to help achieve certain specific objectives for whatever is the underlying use. For example, an historic district (H) could apply either to an underlying residential area (R), e.g., R-2(H), or to a commercial area (GC), e.g., GC(H). A scenic corridor could be called SC in the zoning ordinance, e.g., R-2(SC), GC(SC), etc.

Fire Hazard Zone - An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.

Flood Plain - A low land or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e., 100-year flood).

Freeway - A road serving high-speed traffic with no crossing interrupting the flow of traffic (i.e., no crossing at grade).

Fuel Break - A wide strip of land on which plants have been thinned, trimmed, pruned, or changed to types which burn with lower intensity so that fires can be more readily put out.

General Plan Terminology:

Goal -- The ultimate purpose of an effort stated in a way that is general in nature and immeasurable; a broad statement of intended direction and purpose.

Example: To develop adequate recreational facilities to serve future open space needs in the city.

Objective -- A measurable goal; a statement of desirable accomplishment within a specific time frame that is definite enough to know when and if it has been achieved.

Example: Expand recreational opportunities in the city by adding a major park by 1985.

Policy -- A specific statement guiding action and implying a clear commitment.

Example: New development in the city should be required to provide usable open space to serve the needs of both daytime and resident population.

Standard -- A specific, quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls.

Example: Adequate park space is based on the standard of 2.5 acres per 1,000 population.

Plan Proposal -- An explanation of how policies specifically apply to an area.

Example: New development in the Special Office District shall provide usable open space which can be linked to the Olympic Corridor linear park.

Implementation Measure -- An action, procedure, program, or technique that carries out general plan policy.

Example: The city should revise its park dedication standards to require fulfillment of the needs of both daytime and resident population.

Geotechnical Evaluation - A professional evaluation using scientific methods and engineering principles of geology, geophysics, hydrology, and related sciences.

Greenbelt - A strategically located, landscaped zone of variable width maintained in a "green" or "live" condition throughout the year, designed to slow or stop the spread of fire, to prevent soil erosion (e.g., golf courses, parks) and to buffer land uses.

Ground Coverage: The percentage of total lot area covered by structures.

Historic Resources - "Includes, but is not limited to any object, building, structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California" (Public Resources Code Section 5020.1).

Infill Development - The process of developing those parcels by-passed during the course of urbanization, usually because of problems such as difficult soils, poor drainage, odd shape, complicated ownership, poor access, or other characteristics. For detailed information, consult Infill Development Strategies, Real Estate Research Corporation, Washington, D.C., 1982.

Infrastructure - The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

In-lieu Fee - Acquisition of a partial interest in land.

Acquisition of Easement - California cities and counties may purchase or accept "open-space easements," whereby the property owner relinquishes for a period of time or in perpetuity the right to alter the property in a manner that will disturb the open-space character of the land (Government Code Section 51070 et seq.). Easements may also be employed to preserve

historic resources and provide public access though private land.

Local Agency Formation Commission (LAFCO) - Knox-Nisbet Act. Requires the establishment in each county of a LAFCO with the power to approve or disapprove proposals to form new cities and special districts and to change their boundaries (Government Code Sections 54773-54921).

Mitigation Fee - Payment furnished by a project sponsor in order to reimburse the city for impacts of the project. For example, contribution to road or public facility improvements required to accommodate growth.

Planned Unit Development (PUD) Zoning - A floating zone allowing innovative land use within a plan for the development of an area (e.g., cluster development, mixture of housing types and other uses, commonly owned open space, and recreational facilities).

Public - As used in this plan, this land use classification signifies long-term public or quasi-public lands and facilities, e.g., schools, government facilities, public parks, hospitals and cemeteries. The intent of this classification is to protect the general welfare by ensuring that lands currently in the public domain remain subject to public influence, i.e., that the city have some influence in their disposition.

Riparian Habitat - The land and vegetation bordering a watercourse or body of water.

Scenic Highway Corridor - The visible area outside the right-of-way of designated scenic highways. For General Plan purposes, the scenic highway corridor is an overlay classification extending approximately three hundred feet on both sides of the road, within which proposed development is subject to design review in order to preserve the scenic quality of the "view from the road." This overlay district is consistent with, and similar in intent to, the County Scenic Corridor classification.

Special Studies Zones Act (Alquist-Priolo) - Provides for preparation of geologic and seismic studies by the State Geologist for specified fault zones. Requires cities and counties to adopt procedures for review of development proposals within designated zones (Public Resources Code Sections 2621-2526).

Specific Plans - Provides for the adoption and administration of specific plans as a means of systematically implementing the general plan (Government Code Sections 6540-65554).

Sphere of Influence - Limit to which a city can annex, according to state law. The sphere of influence is determined by the Local Agency Formation Commission (LAFCO); Nevada City's current sphere was adopted in 1983.

Subdivision Map Act - Establishes procedures for the filing and approval of tentative, final, and parcel maps (Government Code Sections 66410-66499.37).

Surface Mining and Reclamation Act (SMARA) - Provides for the local regulation of mining operations and the designation, classification, and protection of areas with minerals of statewide or regional significance (Public Resources Code Sections 2710-2793).

Timberland Preserve Zone - "An area which has been zoned pursuant to Section 51112 or 51113 (of the Government Code) and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses..." (Government Code Section 51100(g)).

Transportation Classification System - As consistent with the Regional Transportation Plan, the circulation hierarchy is as follows:

Freeways and Expressways: Roads serving high-speed traffic with no at-grade crossings to interrupt flow.

Principal Arterials - Major streets connecting freeways and other major traffic carriers to local and collector streets. Implies controlled intersections and joint rather than individual access to properties.

Minor Arterials - Secondary arterials, which may provide direct access to individual properties.

Collectors - Streets linking local streets to arterials, and generally providing direct access to individual properties.

Local Streets - Streets providing direct access to properties, which should be designed to discourage through traffic.

Urban Boundary - Limit beyond which the General Plan recommends that urban uses not be permitted. This boundary includes more than the current city limits but less than the Sphere of Influence.

ACKNOWLEDGEMENTS

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